



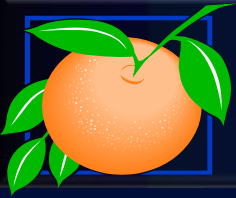
Board of County Commissioners

2023-1 Regular Cycle Amendments

***Transmittal Public Hearings
Agenda VI. F. 12. – VI. G. 13.***

April 11, 2023

(Continued from March 7, 2023)



Board of County Commissioners

2023-1 Regular Cycle Privately- Initiated Map Amendment and Associated Staff-Initiated Text Amendment

***Transmittal Public Hearing
Agenda VI. F. 12.***

April 11, 2023

(Continued from March 7, 2023)



Amendment 2023-1-A-1-2

Agent: Erika Hughes, VHB, Inc.

Owner: Sutton Grande, LLC

From: Commercial (C)

To: Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)

Acreage: 13.56 gross acres / 9.76 net acres

Proposed Use: Up to 250 multi-family dwelling units

District: 1

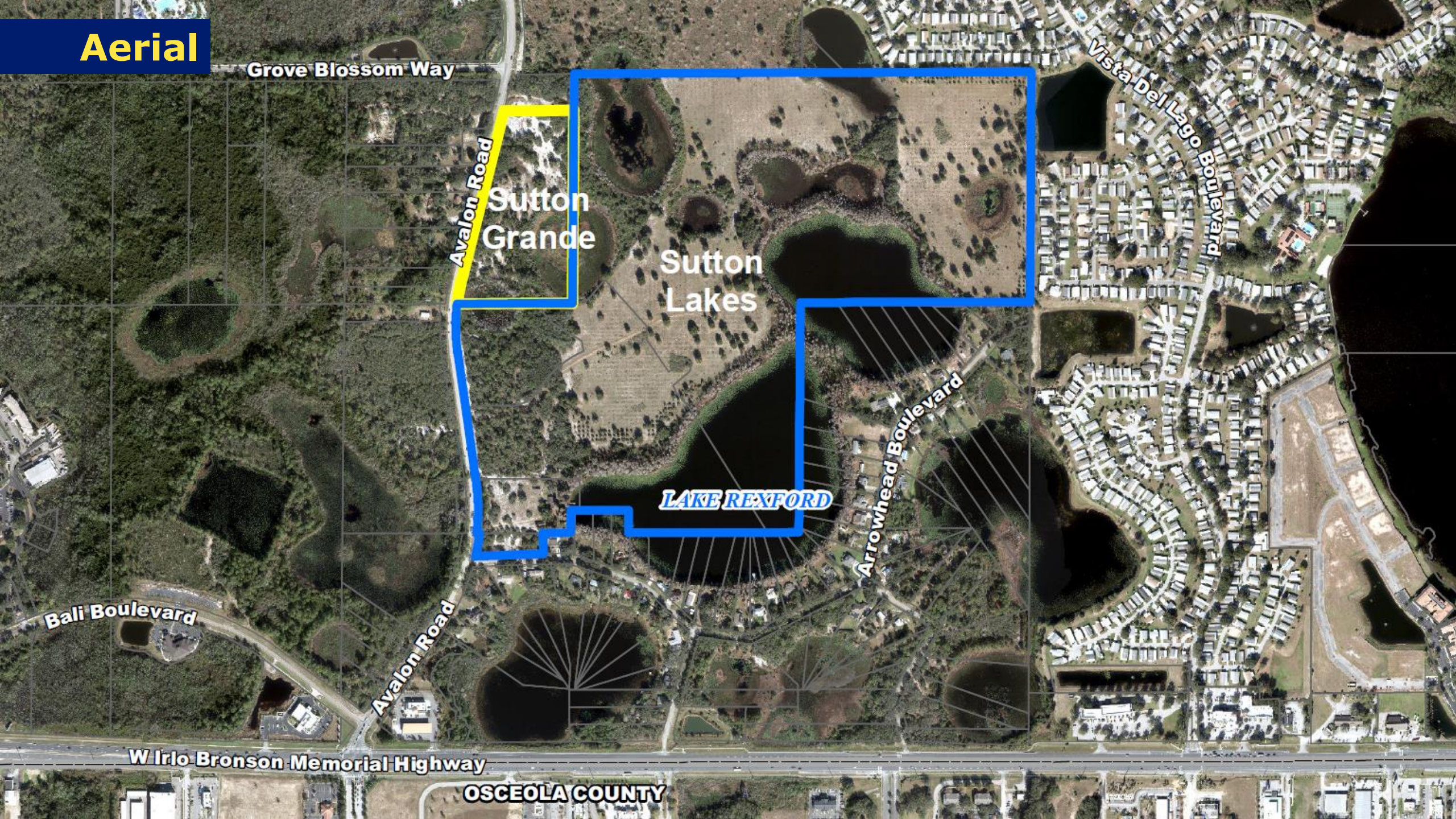


Amendment 2023-1-B-FLUE-6

Request:

Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

Aerial



Grove Blossom Way

Avalon Road

Sutton Grande

Sutton Lakes

LAKE REXFORD

Arrowhead Boulevard

Vista Del Lago Boulevard

Bali Boulevard

Avalon Road

W Irlo Bronson Memorial Highway

OSCEOLA COUNTY

Aerial

Grove Blossom Way

Avalon Road

Sutton Grande

Sutton Lakes

LAKE REXFORD

Arrowhead Boulevard

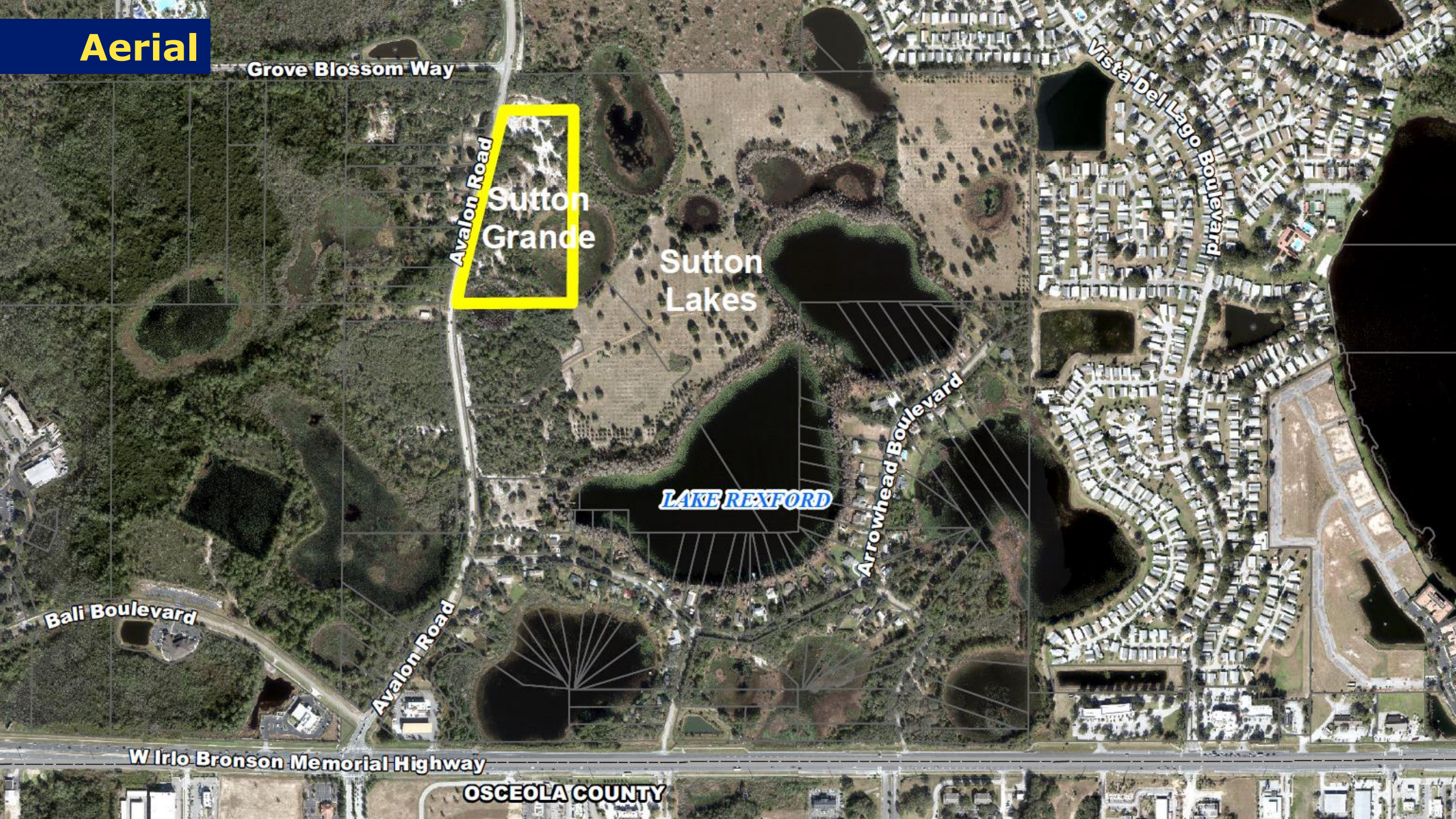
Vista Del Lago Boulevard

Bali Boulevard

Avalon Road

W Irlo Bronson Memorial Highway

OSCEOLA COUNTY

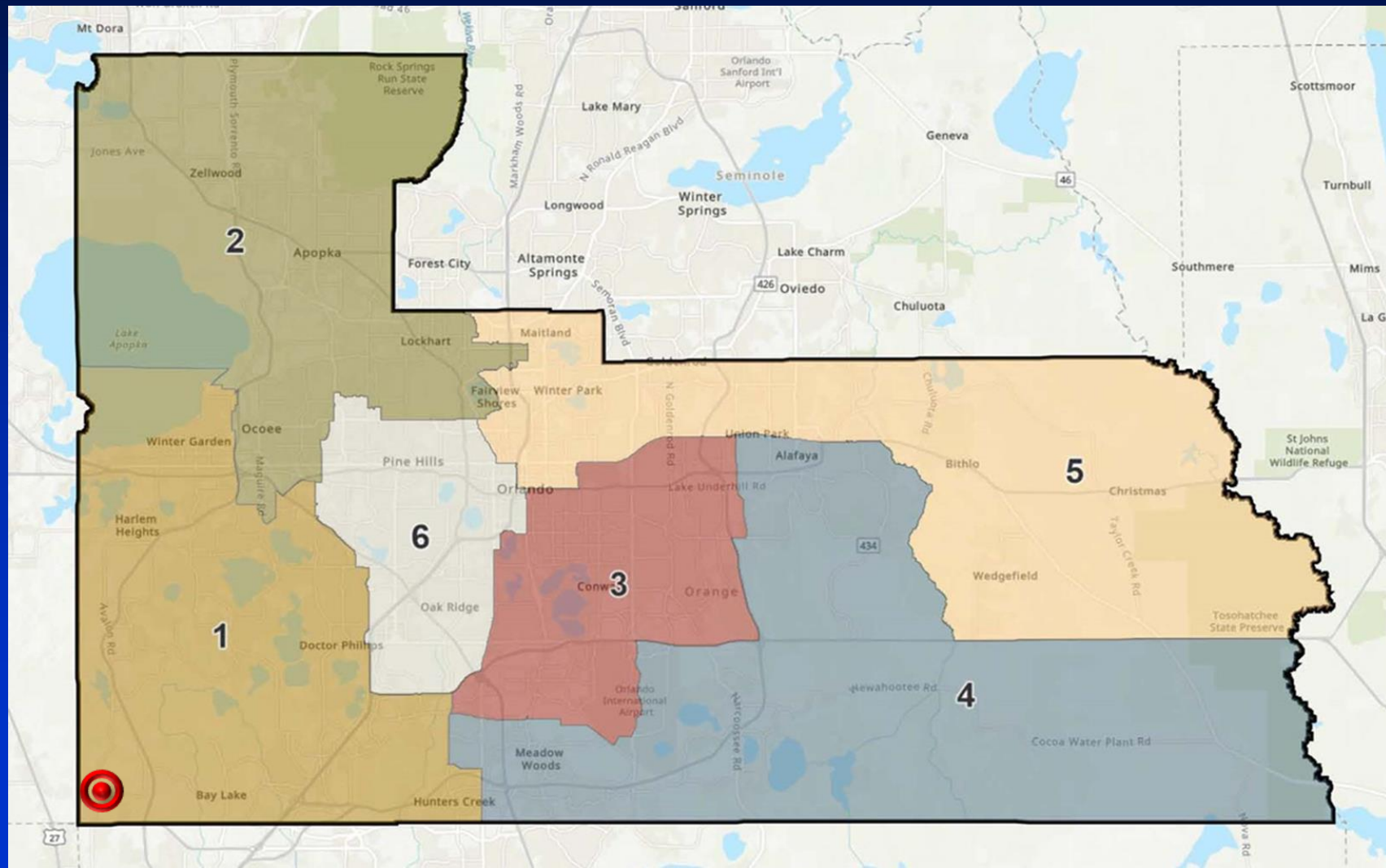




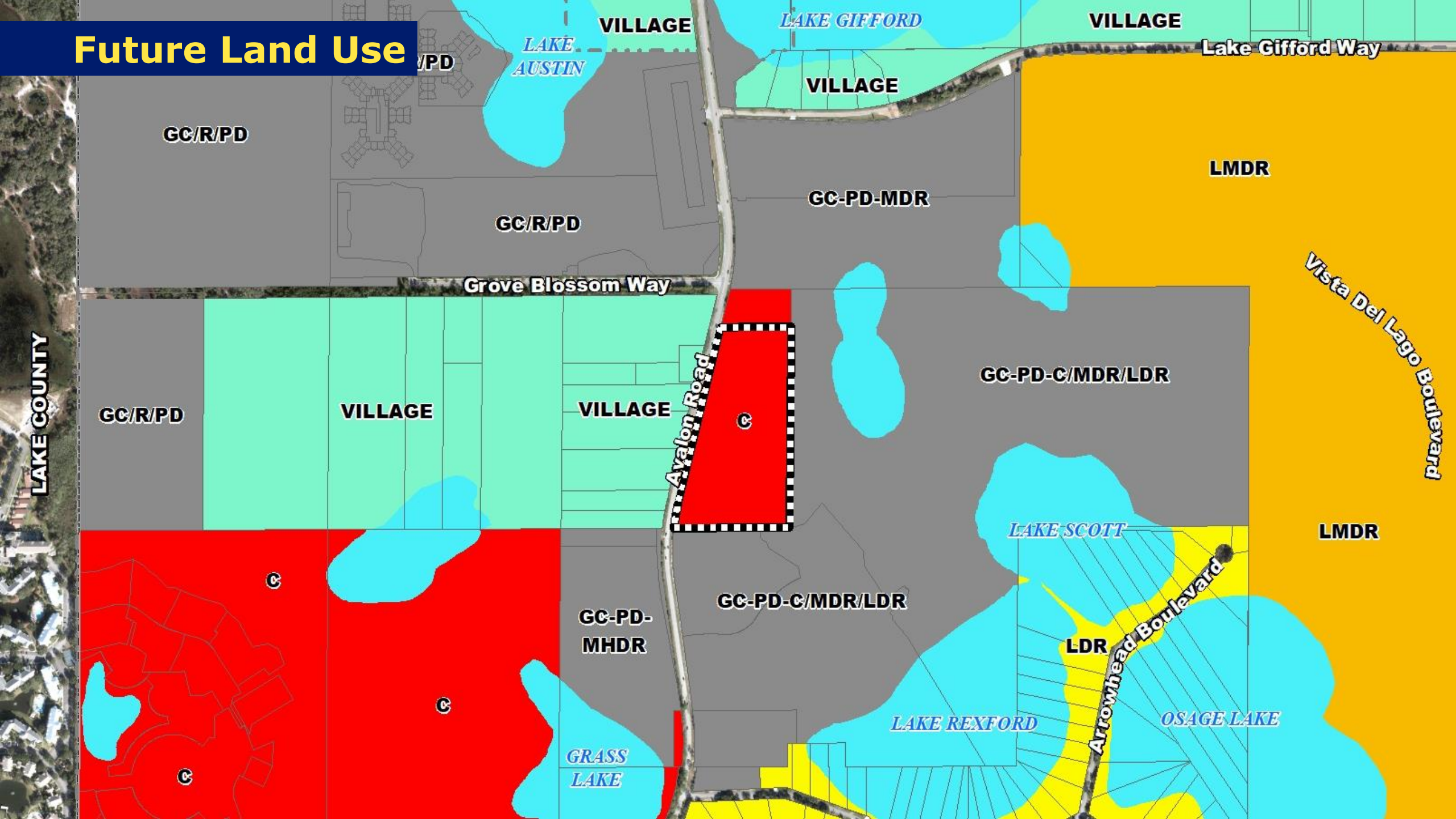
Amendment 2023-1-A-1-2

Amendment 2023-1-B-FLUE-6

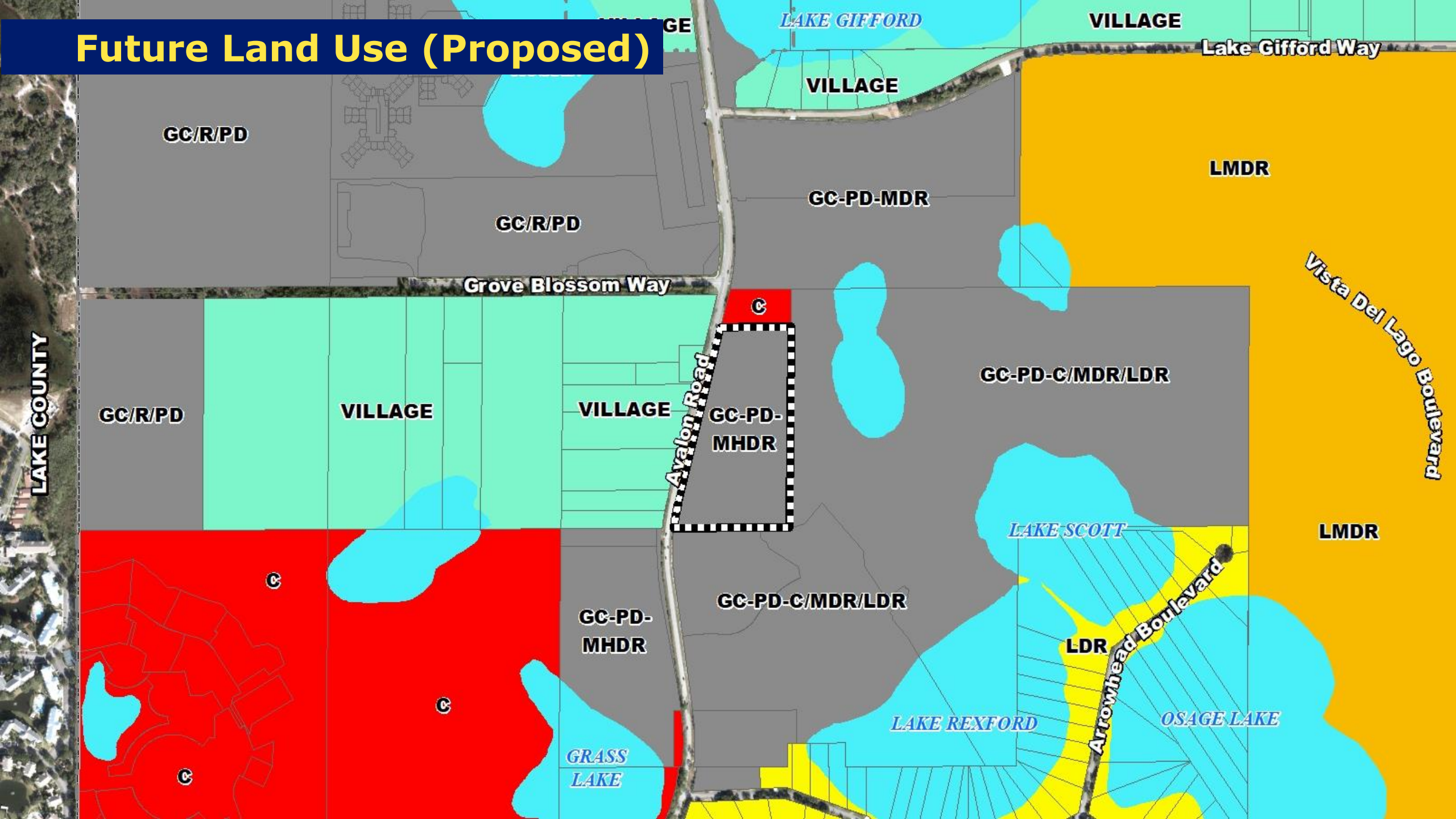
Location



Future Land Use

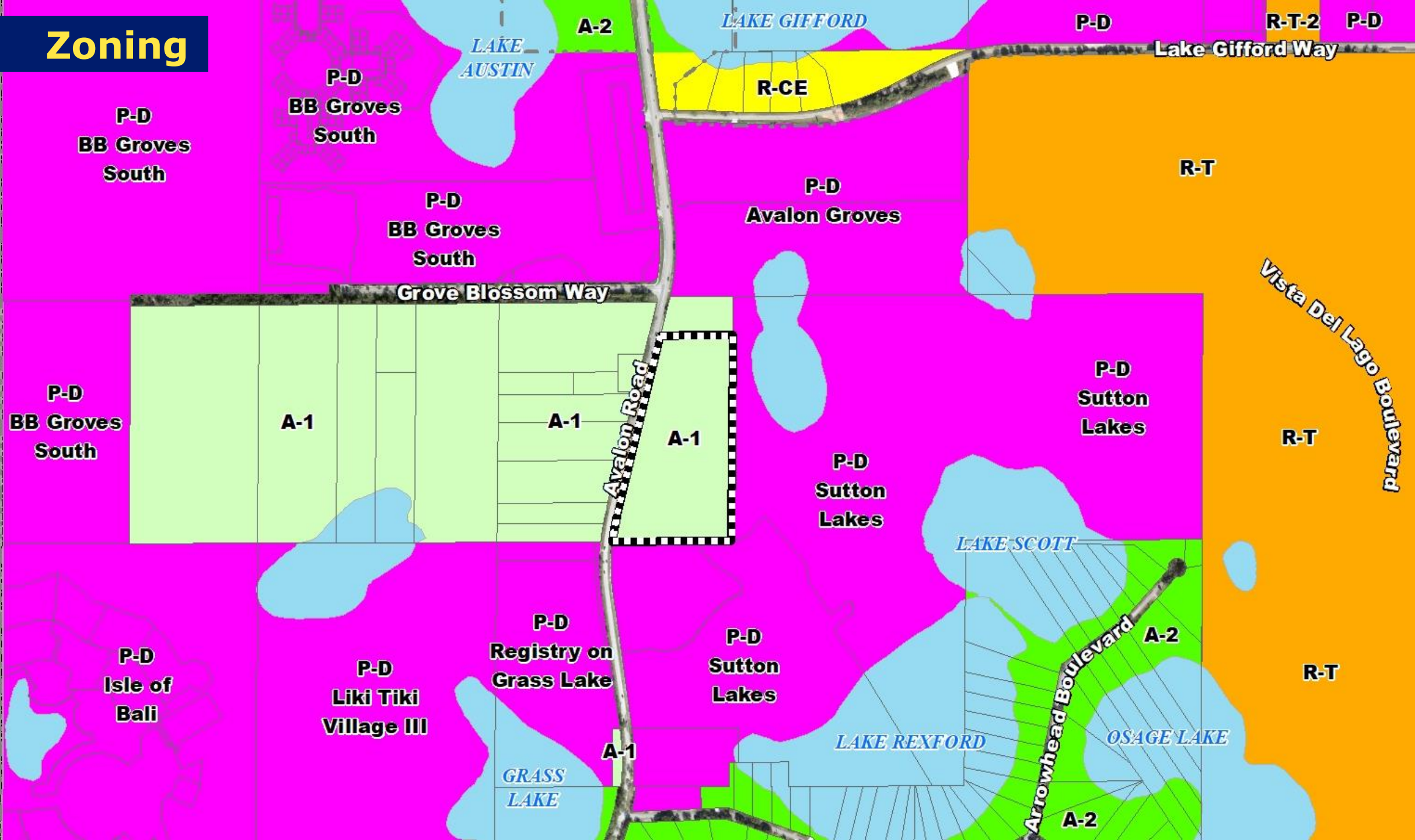


Future Land Use (Proposed)

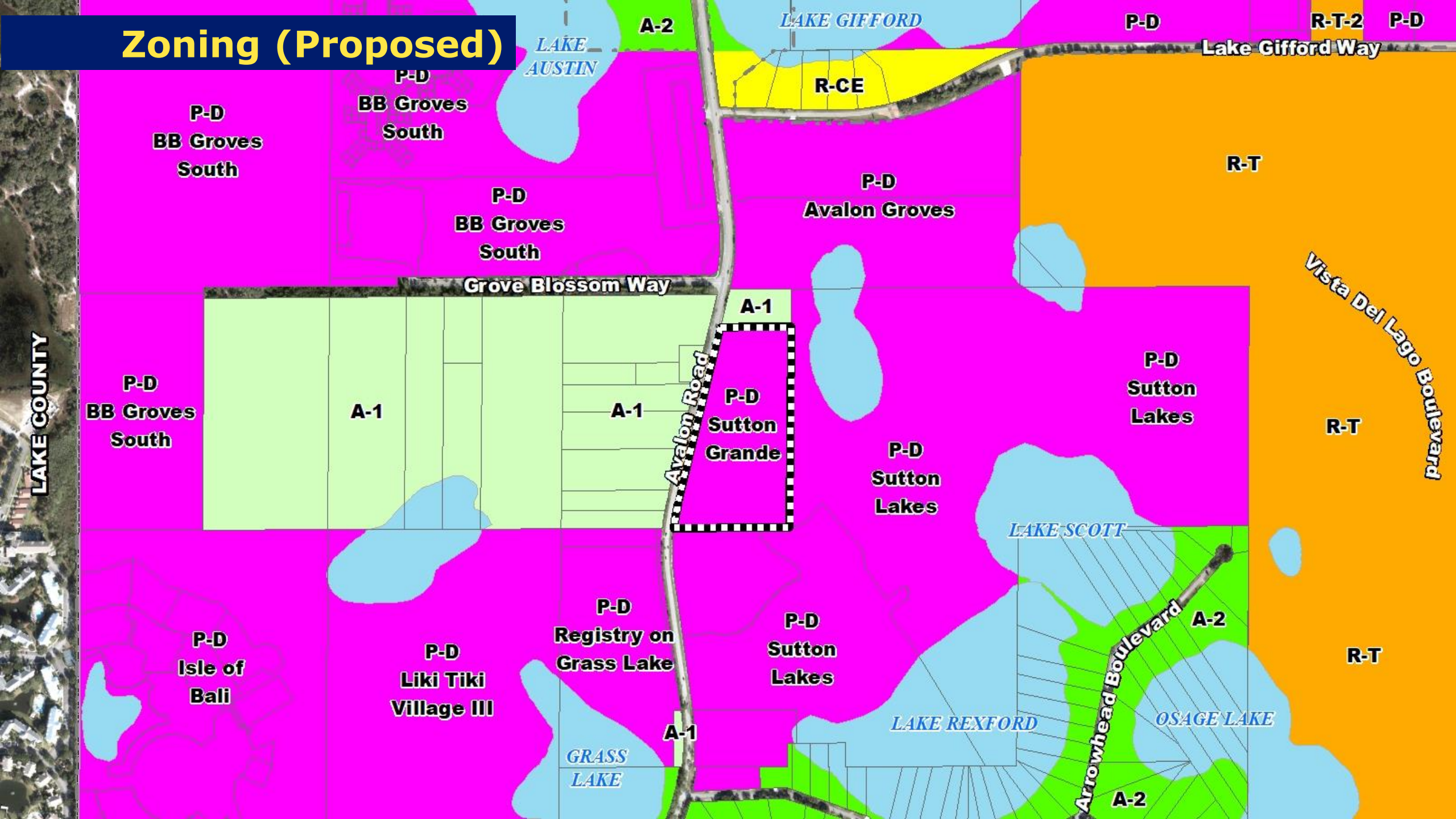


Zoning

LAKE COUNTY



Zoning (Proposed)



Community Meeting Summary

February 28, 2023

Water Spring Elementary

- **Attendance – 3 Residents**

- **Concerns:**

- **Traffic**
- **Supporting transportation infrastructure should be in place before additional development occurs**
- **School overcrowding**
- **Opposition to additional multi-family development in the area**
- **Preference for commercial development**



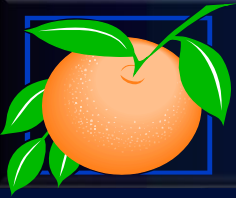
Amendment 2023-1-A-1-2 & 2023-1-B-FLUE-6

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found "in compliance," as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **TRANSMIT Amendments 2023-1-A-1-2 and 2023-1-B-FLUE-6 to the state reviewing agencies.**



Board of County Commissioners

2023-1 Regular Cycle Privately- Initiated Text Amendment

Transmittal Public Hearing Agenda VI. G. 13.

April 11, 2023

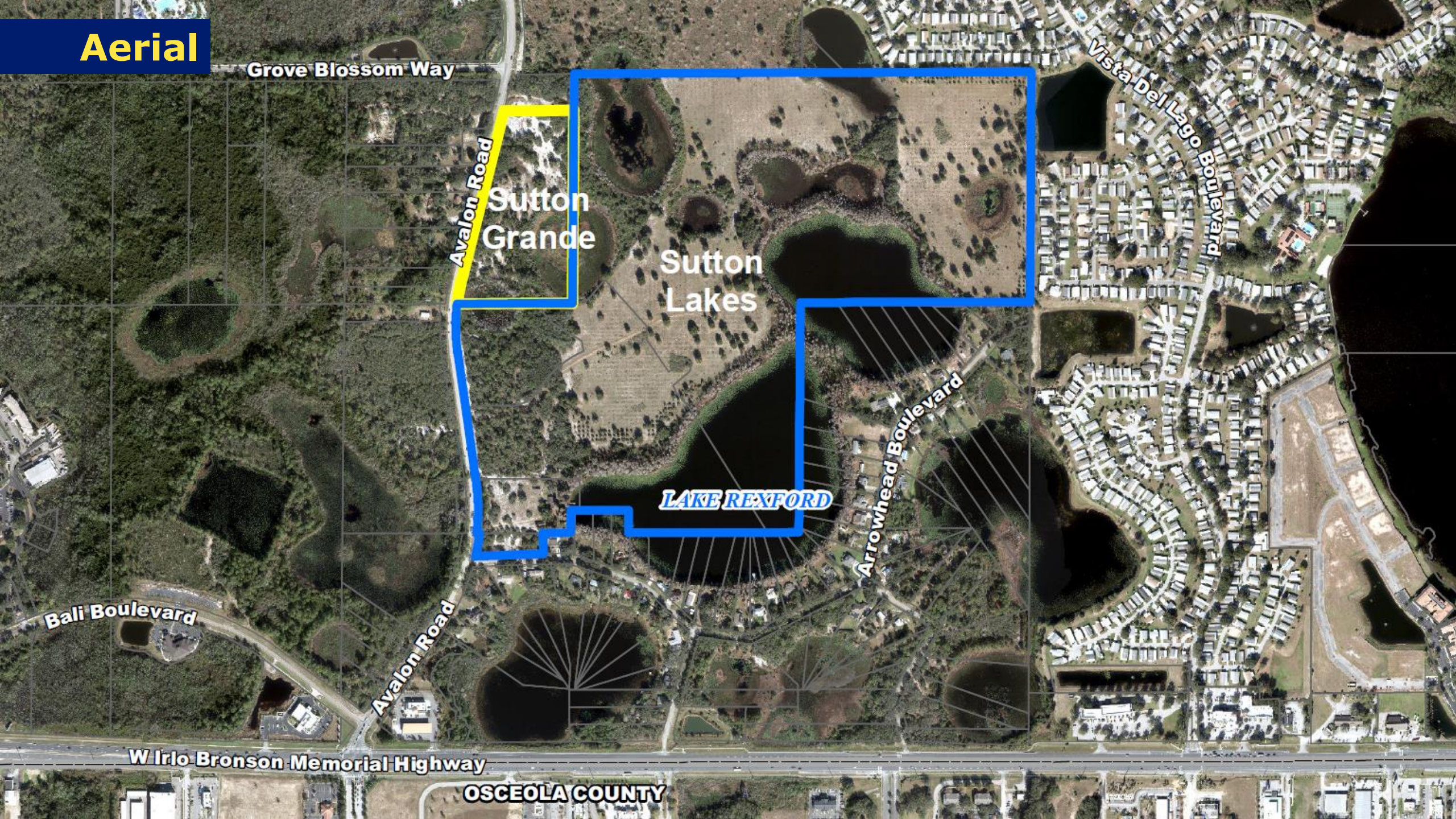
(Continued from March 7, 2023)



Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

- Agent:** Jennifer Stickler, P.E., Kimley-Horn & Associates, Inc.
- Owner:** Westgate Resorts, Ltd.
- Request:** Privately-initiated text amendment to Future Land Use Element Policy FLU8.1.4, amending the maximum density/intensity of the Sutton Lakes PD and, specifically, revising the currently-approved development program to add multi-family residential as a permitted use within the PD.
- Acreage:** 139.88 gross acres
- District:** District 1

Aerial



Grove Blossom Way

Avalon Road

Sutton Grande

Sutton Lakes

Vista Del Lago Boulevard

Arrowhead Boulevard

LAKE REXFORD

Bali Boulevard

Avalon Road

W Irlo Bronson Memorial Highway

OSCEOLA COUNTY

Aerial

Grove Blossom Way

Avalon Road

Sutton Grande

Sutton Lakes

Vista Del Lago Boulevard

LAKE REXFORD

Arrowhead Boulevard

Bali Boulevard

Avalon Road

W Irlo Bronson Memorial Highway

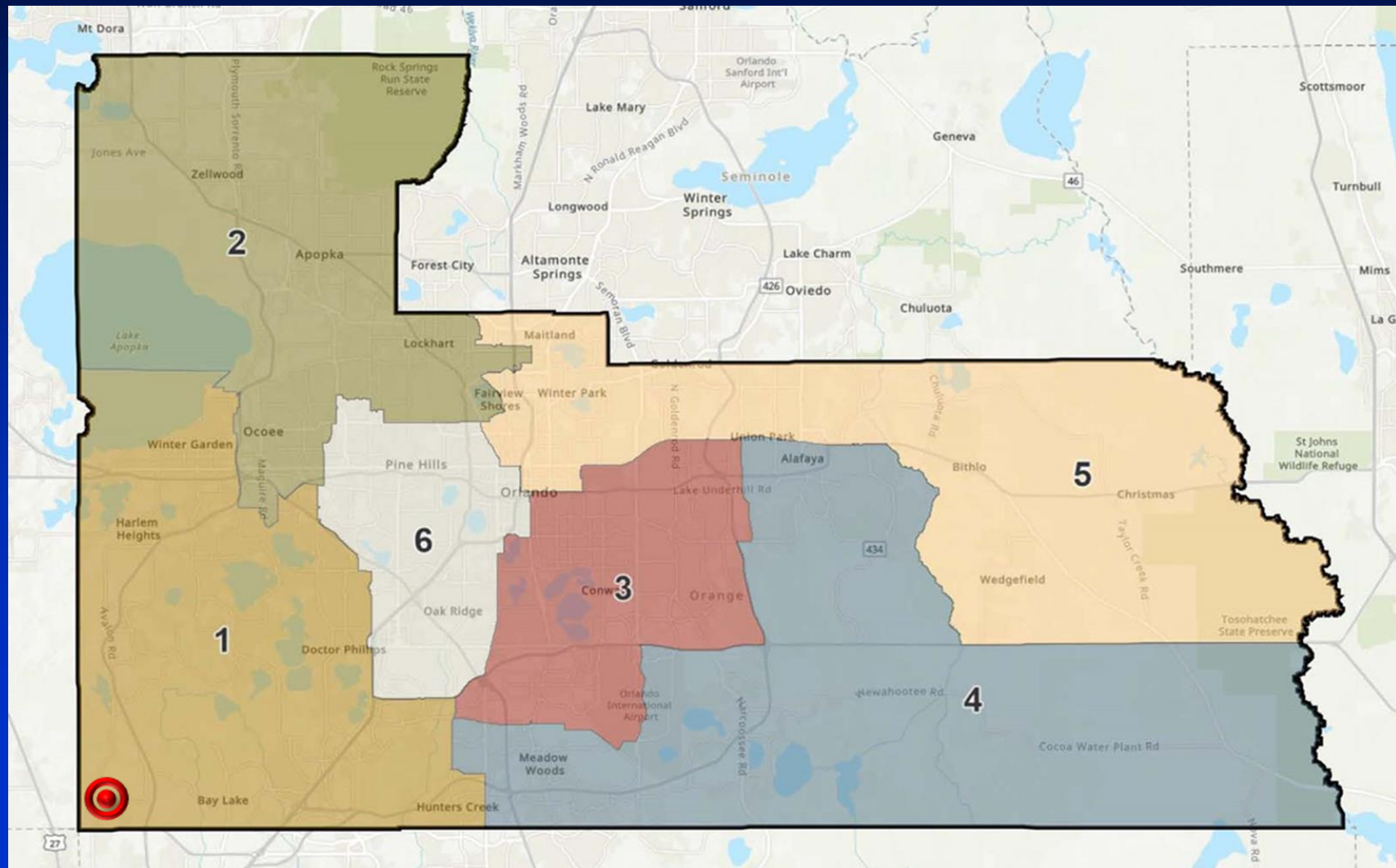
OSCEOLA COUNTY



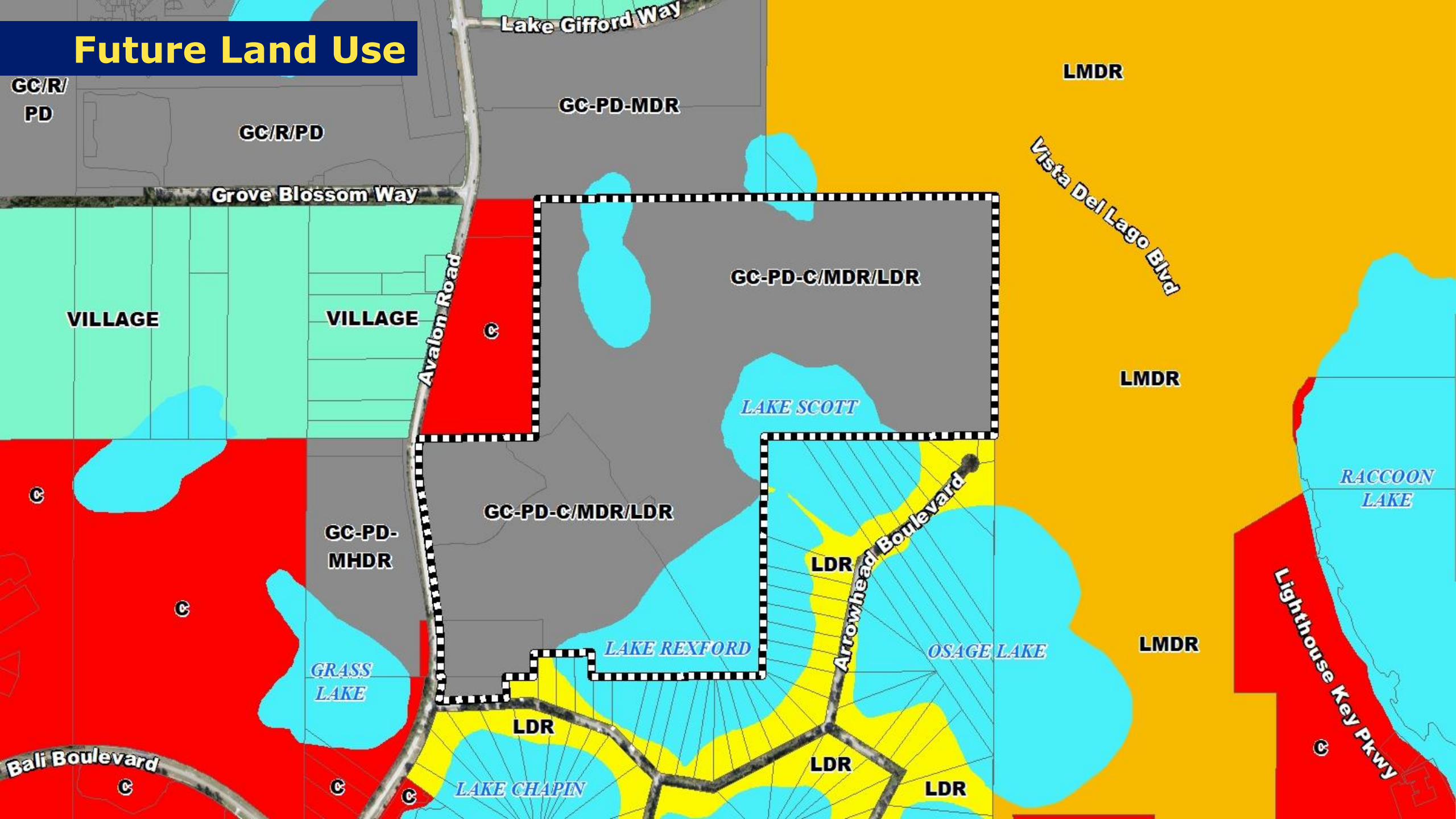


Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

Location



Future Land Use



GC/R/
PD

GC/R/PD

Grove Blossom Way

Lake Gifford Way

GC-PD-MDR

LMDR

Vista Del Lago Blvd

VILLAGE

VILLAGE

Avalon Road

GC-PD-C/MDR/LDR

LMDR

LAKE SCOTT

RACCOON
LAKE

GC-PD-C/MDR/LDR

GC-PD-
MHDR

LDR

LMDR

LAKE REXFORD

OSAGE LAKE

Lighthouse Key Pkwy

GRASS
LAKE

LDR

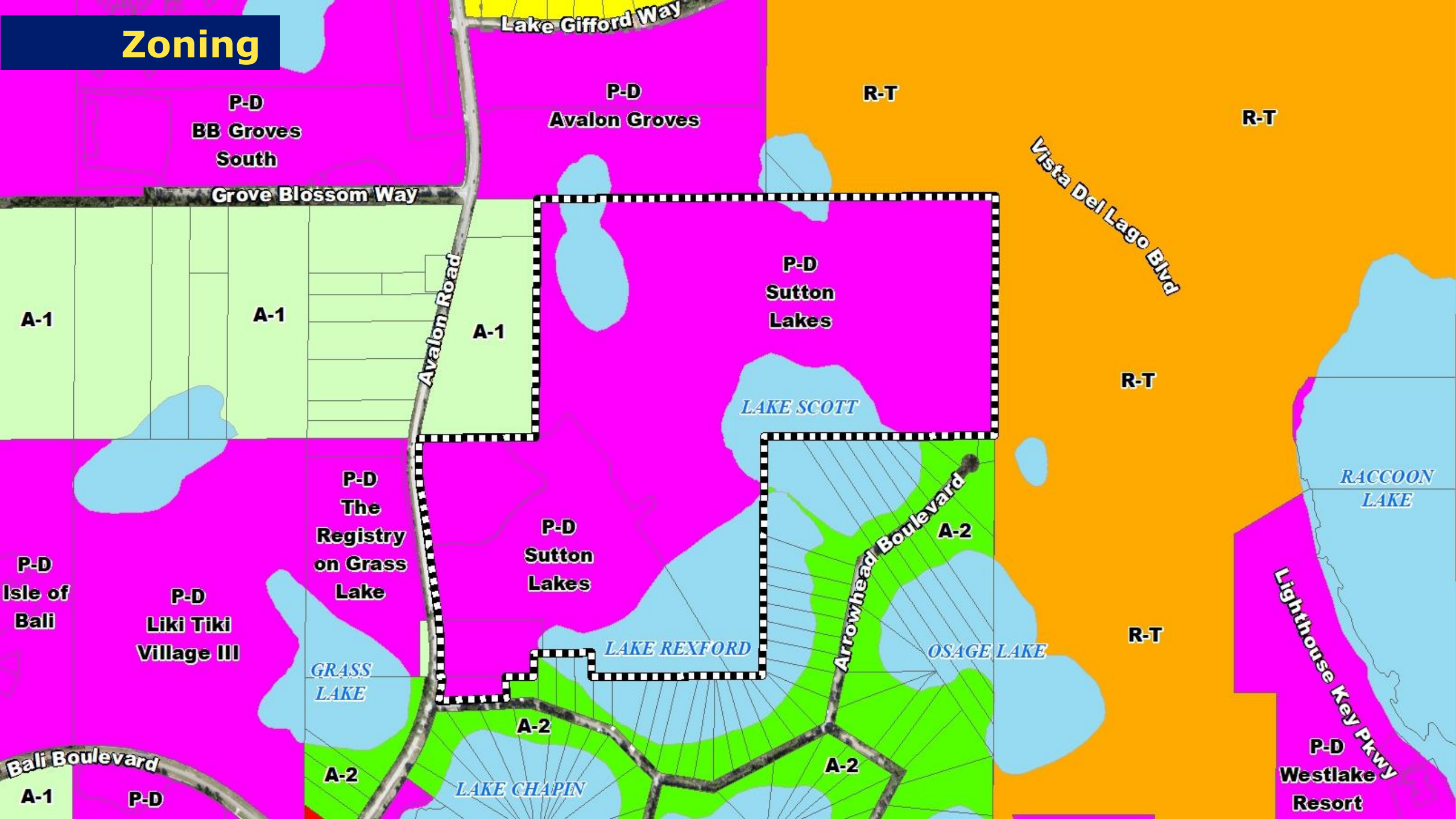
LDR

LDR

Bali Boulevard

LAKE CHAPIN

Zoning



P-D
BB Groves
South

P-D
Avalon Groves

R-T

R-T

Grove Blossom Way

A-1

P-D
Sutton
Lakes

Vista Del Lago Blvd

R-T

LAKE SCOTT

P-D
The
Registry
on Grass
Lake

P-D
Sutton
Lakes

A-2

RACCOON
LAKE

P-D
Isle of
Bali

P-D
Liki Tiki
Village III

GRASS
LAKE

LAKE REXFORD

OSAGE LAKE

R-T

Lighthouse Key Pkwy
P-D
Westlake
Resort

Bali Boulevard

A-1

P-D

A-2

LAKE CHAPIN

A-2

Arrowhead Boulevard



Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

FLU8.1.4 Changes

	Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
Existing	2014-2-A-1-2 Sutton Lakes	Growth Center-Planned Development- Commercial/Medium Density Residential/ Low Density Residential (GC-PD-C/MDR/LDR)	Commercial: 20,000 square feet Single-Family: 700 dwelling units	2014-30
Proposed	<u>2023-1-P-FLUE-1 (fka 2023-1-A-1-1) Sutton Lakes</u>	Growth Center-Planned Development- Commercial/Medium Density Residential/ Low Density Residential (GC-PD-C/MDR/LDR)	Commercial: Up to 20,000 square feet Single-Family: Up to <u>253</u> dwelling units <u>Multi-Family: Up to 304 dwelling units</u>	2023-

*A reduction of 143 units total.

Draft PD Land Use Plan

Proposed Land Use: Mixed Use, Residential (Attached & Detached), Multi-Family and Commercial
Proposed Phasing: Multi-Phase
Current Future Land Use: Growth Center Commercial (GCC) and Growth Center - Low Density Residential (GCLDR)
Proposed Future Land Use: GC-PD-COM/DR
Existing Zoning: PD (Station Lakes)
Proposed Zoning: PD

ACREAGE
 Gross Acreage: 139.88
 Wetland/Conservation Area: 50.05
 Net Developable Area: 89.83

PROPOSED LAND USES
 Proposed Max. Residential Units: 253 attached and detached single family and 304 multi-family
 Proposed Max. Non-Residential: 20,000 of Commercial (C-1 Uses)
 Gross Acreage: 139.88
 Gross Residential Density: 3.89 DU/ac
 Net Developable Acreage: 89.83
 Net Developable Density: 6.20 DU/ac

PROPOSED TRAFFIC

Trip Generation Summary									
Land Use	ITE LDC	Site Area (Ac)	ITE Trip Rate	Daily Trip Generation			Peak Hour Trip Generation		
				Peak	Off-Peak	Total	Peak	Off-Peak	Total
Single-Family Detached Housing	210	196	DU	3.34	1,518	20%	705	30%	705
Multi-Family Housing (Low-Rise)	220	80	DU	7.17	705	30%	363	30%	363
Multi-Family Housing (Mid-Rise)	221	204	DU	4.43	1,404	30%	304	50%	708
Strip Retail Plaza (40K)	822	30	KSF	65.68	1,008	30%	303	50%	303
Total Generated Trips				4,663	2,345	2,368	1,675	1,038	1,500

ENTITLEMENT PRODUCTION/ALLOCATION									
PARENT PARCEL (AC)	SUB-PARCEL AREA (AC)	FEU DESIGNATION	DEVELOPMENT PROGRAM	PROPOSED DENSITY/INTENSITY	MAX. DENSITY/INTENSITY PERMITTED	PD NET DEVELOPABLE			
298.88	19.02	MCR	304	35.00	20 DU/AC	MULTIFAMILY (DU)			
298.88	0.83	COMMERCIAL	20,000	0.55	1.50 F/AC	COMMERCIAL (SF)			
298.88	0.93	LRM	745	5.41	4.1M/AC	SINGLE-FAMILY (DU)			

NOTES:
 1. SINGLE-FAMILY DWELLING UNITS ARE A COMBINATION OF ATTACHED AND DETACHED PRODUCT TYPE.
 2. SUB-PARCEL ACREAGE IS APPROXIMATE AND WILL BE FINALIZED DURING CONSTRUCTION PLAN REVIEW.
 3. ADDITIONAL R.O.W. TO BE DEDICATED TO ORANGE COUNTY.

TRIP EQUIVALENCY MATRIX						
Land Use ¹	ITE LDC	DM Peak Hour Trip Rate	Equivalent Statement	Single-Family Detached Housing (DU)	Multi-Family Low-Rise (DU)	Strip Retail Plaza (RSP)
Single-Family Detached Housing (DU)	210	0.99	1 DU is equal to	1.00	1.81	2.41
Multi-Family Low-Rise (DU)	220	0.51	1 DU is equal to	0.54	1.00	1.31
Multi-Family Mid-Rise (DU)	221	0.38	1 DU is equal to	0.41	0.78	1.00
Strip Retail Plaza (40K) (RSP)	822	0.56	1 RSP is equal to	7.01	12.60	1.00

¹ Trip Equivalency Matrix was developed using the PM peak hour average trip generation rates from ITE Trip Generation Manual 11th Edition.
² DM = driving unit; KSF = 1,000 square feet.
 Landmark: to convert to KSF, divide total area by 100,000 sq ft. To convert to DM, multiply by 100,000 sq ft. To convert to DU, multiply by 100,000 sq ft.

53 of the previously approved Single Family units are being converted into 86 Multifamily Housing (Low-Rise) units (i.e. Townhomes), 106 of the previously approved Single Family units are being converted into 304 Multifamily Housing (Mid-Rise) units (i.e. Apartments).

Development Notes:
 Lakes Rexford & Scott:
 • No watercraft (motorized or non-motorized) are permitted.
 • No boat docks are permitted. Any other lakefront structures shall be shown on the PSP and/or DP, and will apply for a Conservation Impact Permit (if necessary, per requirements in Article IX, Dock Construction of the Orange County Code.
 • No lakefront wetland impacts are permitted, including stormwater outfall structures.

Environmental:
 • A habitat survey for threatened or endangered species or species of special concern will be performed. The Orange County Environmental Protection Department (Attn: DRC Representative) will be copied on correspondence regarding any wildlife resource management plans and/or addressing potential impacts to State/Federally listed wildlife known to exist on-site along with permit approvals that may be required by the appropriate regulatory agencies, including the U.S. Fish & Wildlife Service (USFWS) and the Florida Fish Wildlife Conservation Commission (FWC).
 • Connectivity design shall include provisions for wildlife connectivity across or under roadways that traverse wetland systems and associated buffers. Road and pedestrian crossings of the wetland, floodplains and environmentally sensitive corridors shall be minimized and designed to allow for unimpeded passage of wildlife and to maintain local hydrology.
 • Conservation Area Determination No. 94-128 of September 16, 1994, with wetland classifications, was agreed to on September 20, 1994 and, therefore, is binding. As per a requested extension on December 1, 1994, a revised wetland boundary survey was approved on December 12, 1995. A new CAD will be provided at the time of PSP and/or DP level.
 • Any potential wetland impacts will be addressed at the time of PSP and/or DP. Any impacts to wetlands will require submittal of an application for a Conservation Impact Permit as outlined in Chapter 15, Article X of the LDC.

Use Restrictions:
 • Pole signs, billboards and outside storage/display areas are prohibited.
 • The proposed development shall provide 50'-wide setbacks, including a Type 'B' buffer, next to Lots 1, 2, 26 and 27 of the Arrowhead Lake subdivision and along Vista Del Lago residential units to the east.
 • Project lighting will be designed to minimize impacts to adjacent neighborhoods and shall conform to Orange County lighting standards listed in the Orange County Code.
 • Activities resulting in high noise levels, which adversely affect abutting property, are prohibited per Orange County Code Section 38-12796(b).
 • Residential is permitted in the potential commercial area. The maximum number of residential dwelling units shall not exceed 700.

Engineering Issues:
 • The developers will meet Orange County standards for stormwater management to protect the water quality of Rexford Lake and Scott Lake.
 • The provision of utilities is the buyer's responsibility pursuant to a separate agreement between the buyer and the City of Kissimmee.
 • At PSP level, turn lanes may be required at the developer's cost.

General Notes:
 • Open space will be provided per the requirements in Section 38-1234. Open space calculations will be quantified at PSP and/or DP level.
 • Parks and recreation facilities shall be owned and maintained by the POA/HOA.
 • Recreation areas will comply with Orange County Code Section 38-1253.
 • Until such time as there is an agreement for the dedication of right of way for CR 545 with Orange County, there shall be no further development approvals or permits for this property issued by Orange County.

Setback	Minimum	Maximum
Front	10'	15'
Side	5'	10'
Rear	5'	10'
Corner	5'	10'
Water	10'	15'
Other	5'	10'

Use District	Max. Density/Intensity	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential	20 DU/AC	1,000 sq ft	30'	100'
Commercial	1.50 F/AC	10,000 sq ft	50'	100'
Multi-Family	4.1M/AC	10,000 sq ft	30'	100'

Use District	Max. Density/Intensity	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential	20 DU/AC	1,000 sq ft	30'	100'
Commercial	1.50 F/AC	10,000 sq ft	50'	100'
Multi-Family	4.1M/AC	10,000 sq ft	30'	100'

Use District	Max. Density/Intensity	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential	20 DU/AC	1,000 sq ft	30'	100'
Commercial	1.50 F/AC	10,000 sq ft	50'	100'
Multi-Family	4.1M/AC	10,000 sq ft	30'	100'

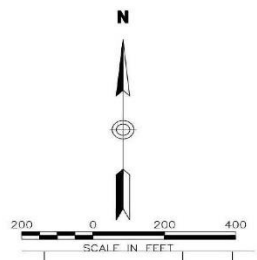
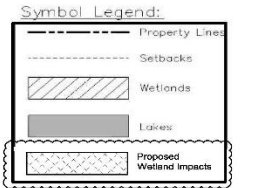
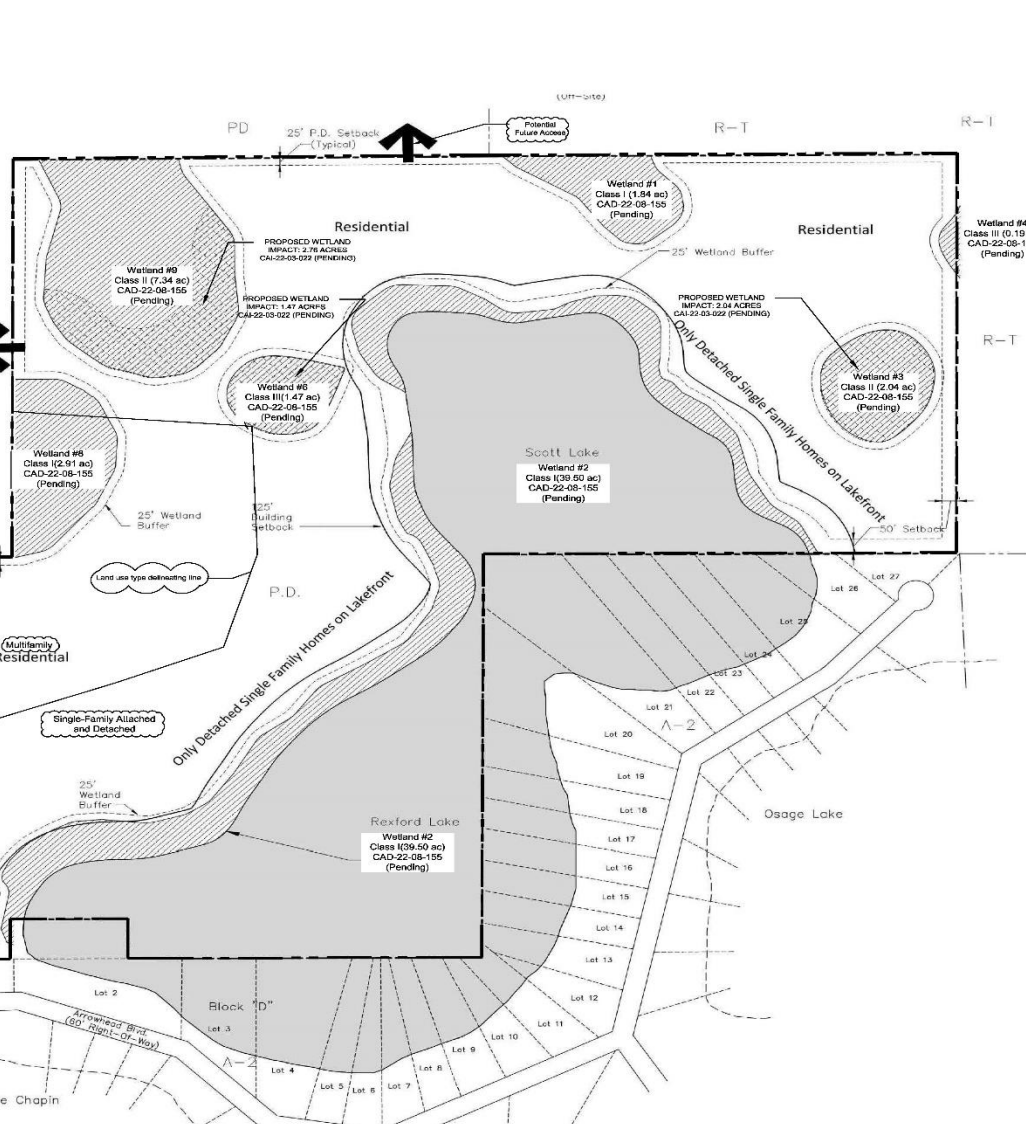
Use District	Max. Density/Intensity	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential	20 DU/AC	1,000 sq ft	30'	100'
Commercial	1.50 F/AC	10,000 sq ft	50'	100'
Multi-Family	4.1M/AC	10,000 sq ft	30'	100'

Use District	Max. Density/Intensity	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential	20 DU/AC	1,000 sq ft	30'	100'
Commercial	1.50 F/AC	10,000 sq ft	50'	100'
Multi-Family	4.1M/AC	10,000 sq ft	30'	100'

Use District	Max. Density/Intensity	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential	20 DU/AC	1,000 sq ft	30'	100'
Commercial	1.50 F/AC	10,000 sq ft	50'	100'
Multi-Family	4.1M/AC	10,000 sq ft	30'	100'

Use District	Max. Density/Intensity	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential	20 DU/AC	1,000 sq ft	30'	100'
Commercial	1.50 F/AC	10,000 sq ft	50'	100'
Multi-Family	4.1M/AC	10,000 sq ft	30'	100'

Use District	Max. Density/Intensity	Min. Lot Area	Min. Lot Width	Min. Lot Depth
Residential	20 DU/AC	1,000 sq ft	30'	100'
Commercial	1.50 F/AC	10,000 sq ft	50'	100'
Multi-Family	4.1M/AC	10,000 sq ft	30'	100'



By	Revision	Date	Approved

Checked by	Drawn by	Approved by	Checked by

Sutton Lakes PD

Issued for: _____

Expiring date: _____

Land Use Plan

Drawing Number: _____

C02

Project Number: _____

Orange County Code Waivers Approved by BCC on 03/10/15
 A waiver is requested to apply lot standards and minimum building setbacks from Sec. 38-1388, Neighborhood Center District in lieu of Sec. 38-1272(1), (3), and (5) of the PD General Commercial standards.
Justification: Several development standards from the village neighborhood center code standards are being applied at the County's request to reflect their desire to maintain consistent standards with those found in Horizon West.

A waiver is requested to apply lot standards and minimum building setbacks from Sec. 38-1387.1, Townhome District in lieu of Sec. 38-1251(b) and (d), Sec. 38-1254(1) and (2), Site Development Standards for Residential Development.
Justification: Several development standards from the townhome district standards are being applied at the County's request to reflect their desire to maintain consistent standards with those found in Horizon West.

A waiver is requested to apply lot standards and minimum building setbacks from Sec. 38-1386, Village Home District in lieu of Sec. 38-1251(b) and (d), Sec. 38-1254(1) and (2), Site Development Standards for Residential Development.
Justification: Several development standards from the village home district standards are being applied at the County's request to reflect their desire to maintain consistent standards with those found in Horizon West.

WETLAND	WETLAND AREA (ACS)	WETLAND IMPACT AREA (ACS)	WETLAND PRESERVATION (ACS)
WETLAND#1	1.24	0.00	1.24
WETLAND#2	16.70	0.00	16.70
WETLAND#3	2.24	0.04	0.05
WETLAND#4	0.10	0.10	0.00
WETLAND#5	1.47	1.47	0.00
WETLAND#6	1.77	0.00	1.77
WETLAND#7	2.91	0.00	2.91
WETLAND#8	7.24	2.76	4.48
TOTAL	36.01	4.27	31.74

AGREGATES PER CAD-22-08-155 & CAD-22-08-152

Community Meeting Summary

February 28, 2023

Water Spring Elementary

- **Attendance – 3 Residents**

- **Concerns:**

- **Traffic**
- **Supporting transportation infrastructure should be in place before additional development occurs**
- **School overcrowding**
- **Opposition to additional multi-family development in the area**
- **Potential negative impacts to Lake Scott and Lake Rexford**



Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1)

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested:

- **Make a finding that the information contained in the application for the proposed amendment is sufficiently complete;**
- **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and**
- **TRANSMIT Amendment 2023-1-P-FLUE-1 (fka 2023-1-A-1-1) to the state reviewing agencies.**



Board of County Commissioners

Small Scale Development Amendments and, Where Applicable, Concurrent Rezoning Requests

Adoption Public Hearings

April 11, 2023



SS-22-08-071 & RZ-22-08-072

Applicant: Alison M. Yurko, P.A.

Future Land Use Map (FLUM) Request:

From: Low Density Residential (LDR)

To: Low-Medium Density Residential (LMDR)

Rezoning Request:

From: R-1A (Single-Family District) to

To: R-2 (Residential District)

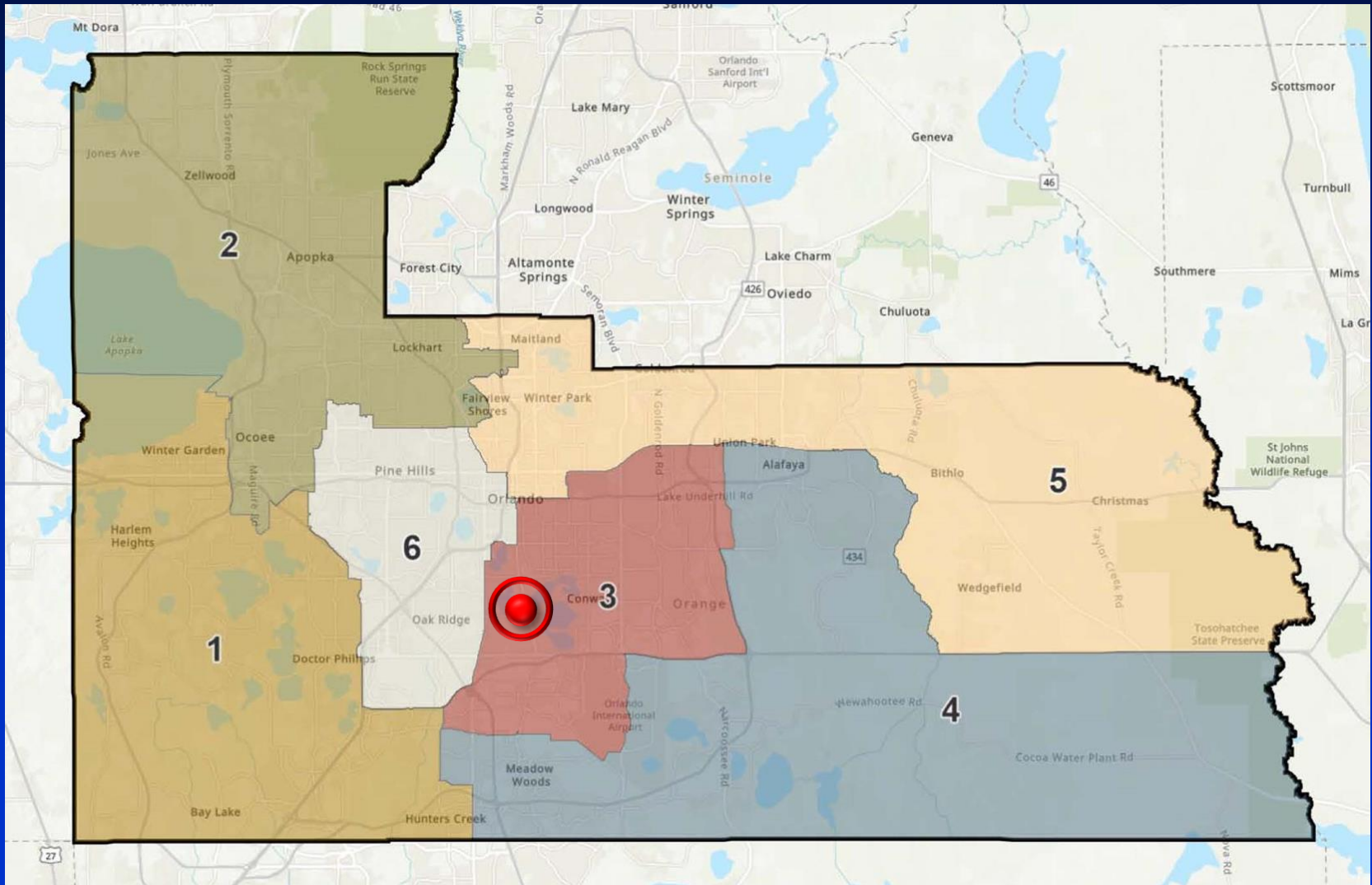
Location: 1153 Holden Avenue; Generally located north of Holden Avenue, east of Orange Blossom Trail, and west of Almark Drive

Acreage: 0.27 acres



SS-22-08-071 & RZ-22-08-072

Location



S ORANGE BLOSSOM TL

RAYM

HOLDEN AV

Holden Ave

JESSAMINE LAKE CT

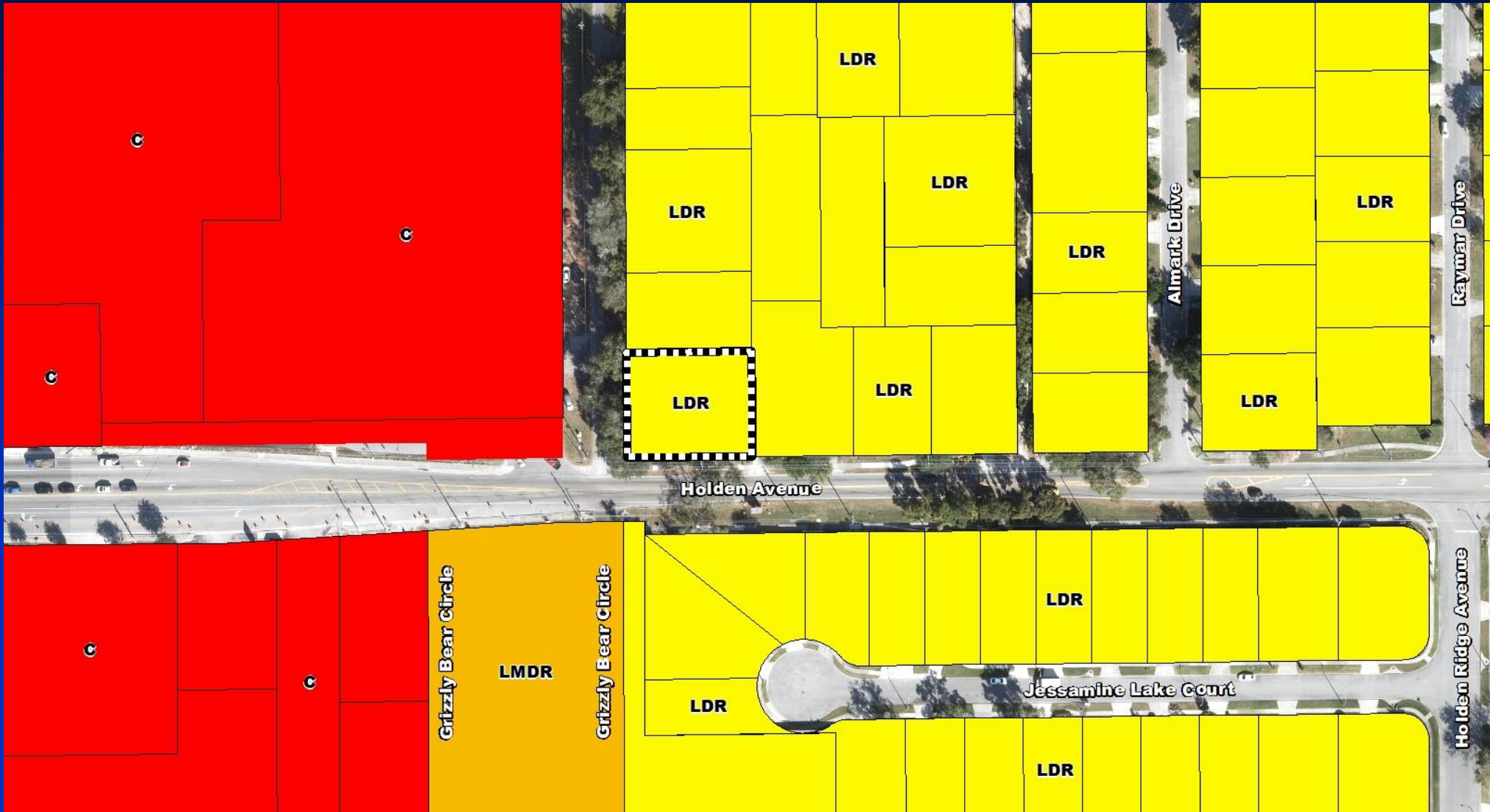
TYLER LAKE CR





SS-22-08-071 & RZ-22-08-072

Future Land Use





SS-22-08-071 & RZ-22-08-072

Proposed Future Land Use





SS-22-08-071 & RZ-22-08-072

Zoning





SS-22-08-071 & RZ-22-08-072

Proposed Zoning



Community Meeting Summary

December 8, 2022

Pine Castle Women's Club

- **Attendance – 7 Residents**

- **Concerns:**
 - **Precedent setting for smaller lot sizes**
 - **Traffic**
 - **Septic Tanks**



SS-22-08-071 & RZ-22-08-072

SS-22-08-071:

ADOPT

Ordinance:

APPROVE

RZ-22-08-072:

APPROVE

Action Requested:

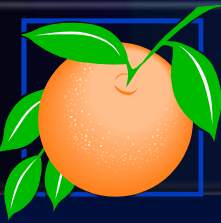
- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Low-Medium Density Residential (LMDR) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the requested R-2 (Residential District) zoning.**



SS-22-08-071 & RZ-22-08-072

Restrictions:

- 1) Access to Holden Avenue shall be prohibited;**
- 2) Any fencing installed shall be vinyl;**
- 3) There shall be a 5' wide landscape buffer adjacent to Holden Avenue;**
- 4) The septic tank(s) and drain field(s) shall be located south of the primary structure, adjacent to Holden Avenue; and**
- 5) The duplex shall be an attached duplex with attached garages.**



SS-22-05-047 & LUP-22-07-258

Applicant: Thomas Sullivan, Gray Robinson, P.A.

Future Land Use Map (FLUM) Request:

From: Medium Density Residential (MDR)

To: High Density Residential – Student Housing
(HDR-Student Housing)

Rezoning Request:

From: R-1A (Single-Family Dwelling District)

To: PD (Planned Development District) (Alafaya Trail
Student Housing PD)

Location: 2820 N. Alafaya Trail, generally located on the west side of N. Alafaya Trail, and north of E. Colonial Drive.

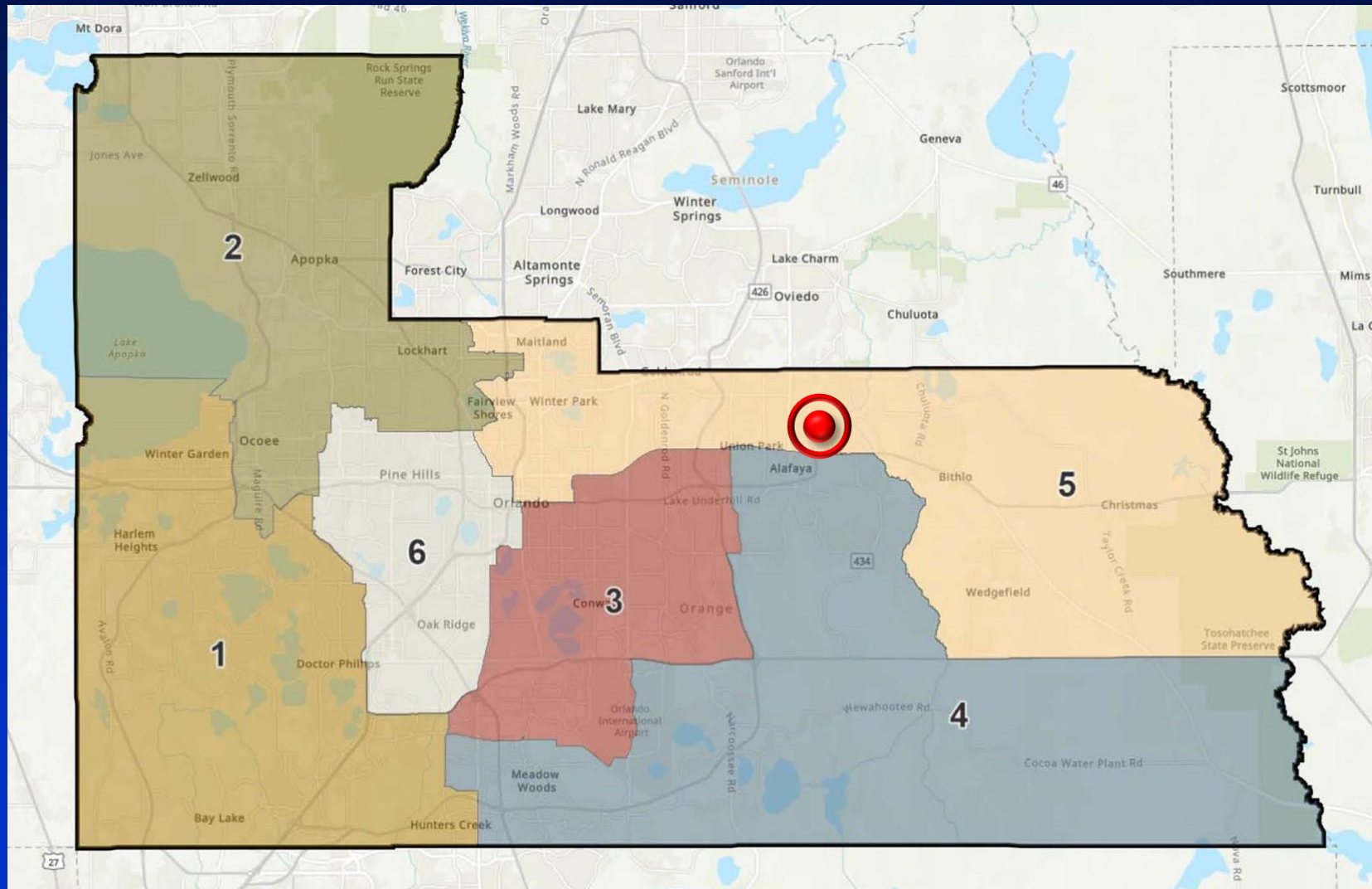
Acreage: 3.16 acres

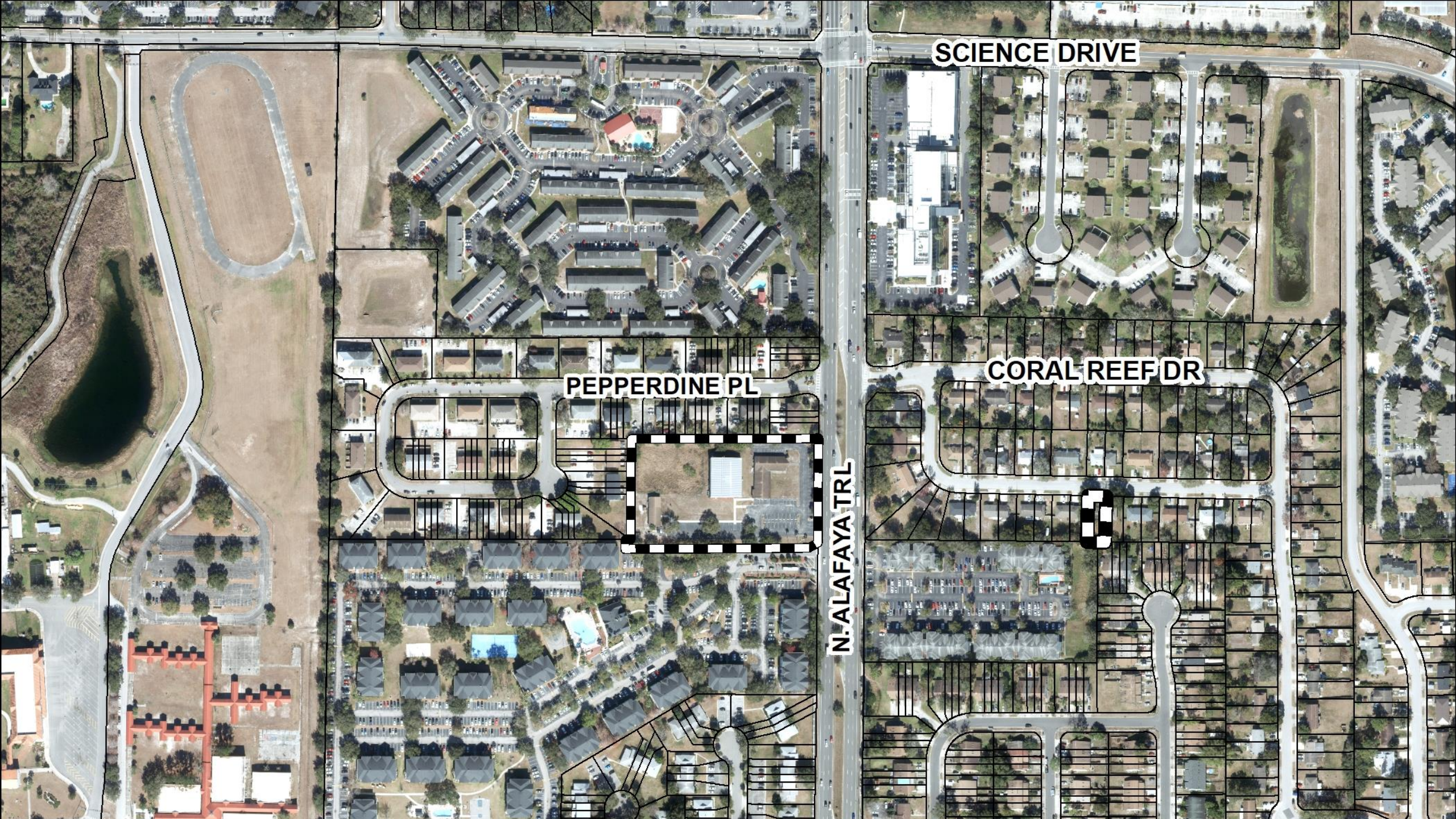
District: 5



SS-22-05-047 & LUP-22-07-258

Location





SCIENCE DRIVE

PEPPERDINE PL

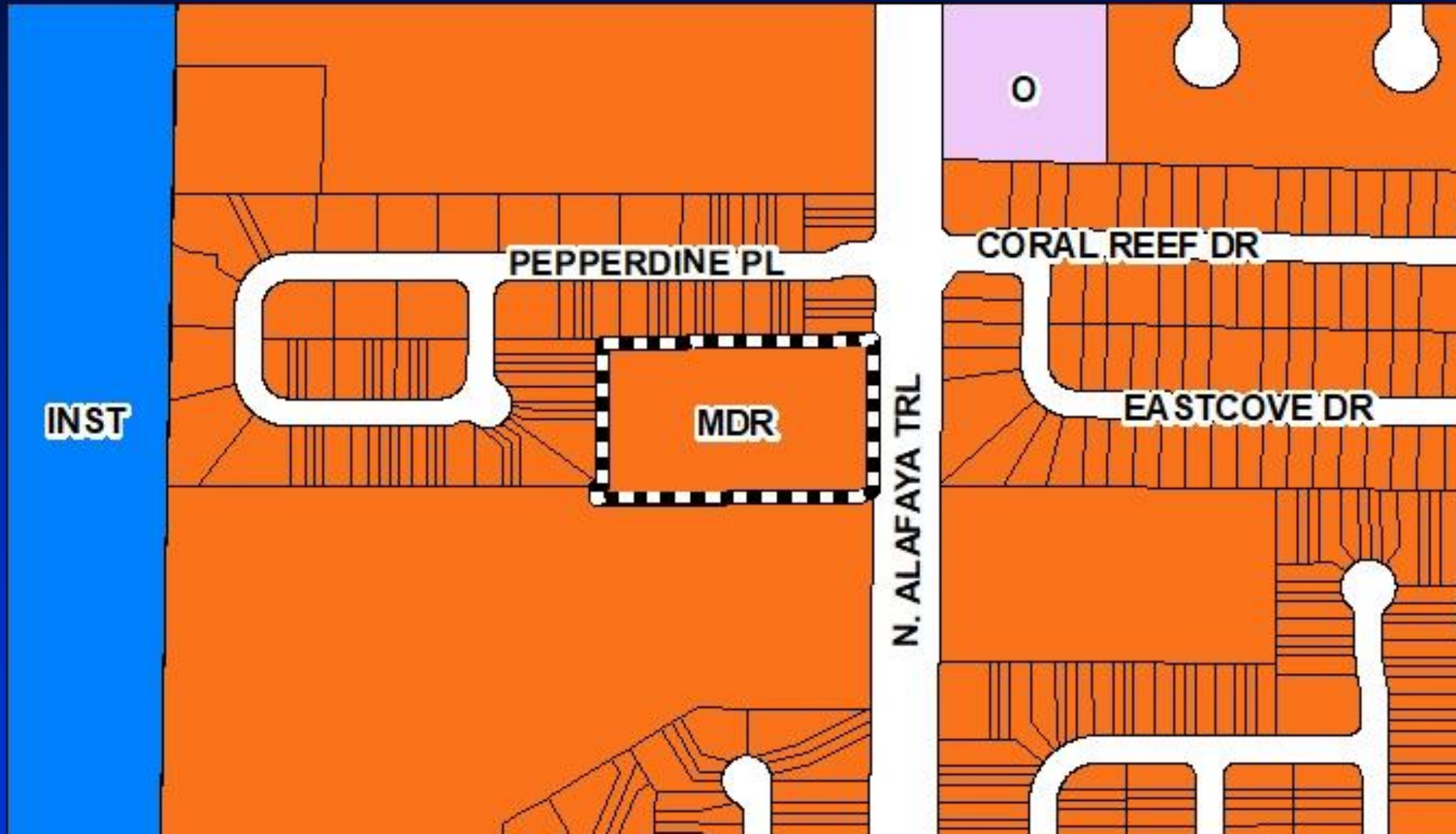
CORAL REEF DR

N. ALAFAYA TRL



SS-22-05-047 & LUP-22-07-258

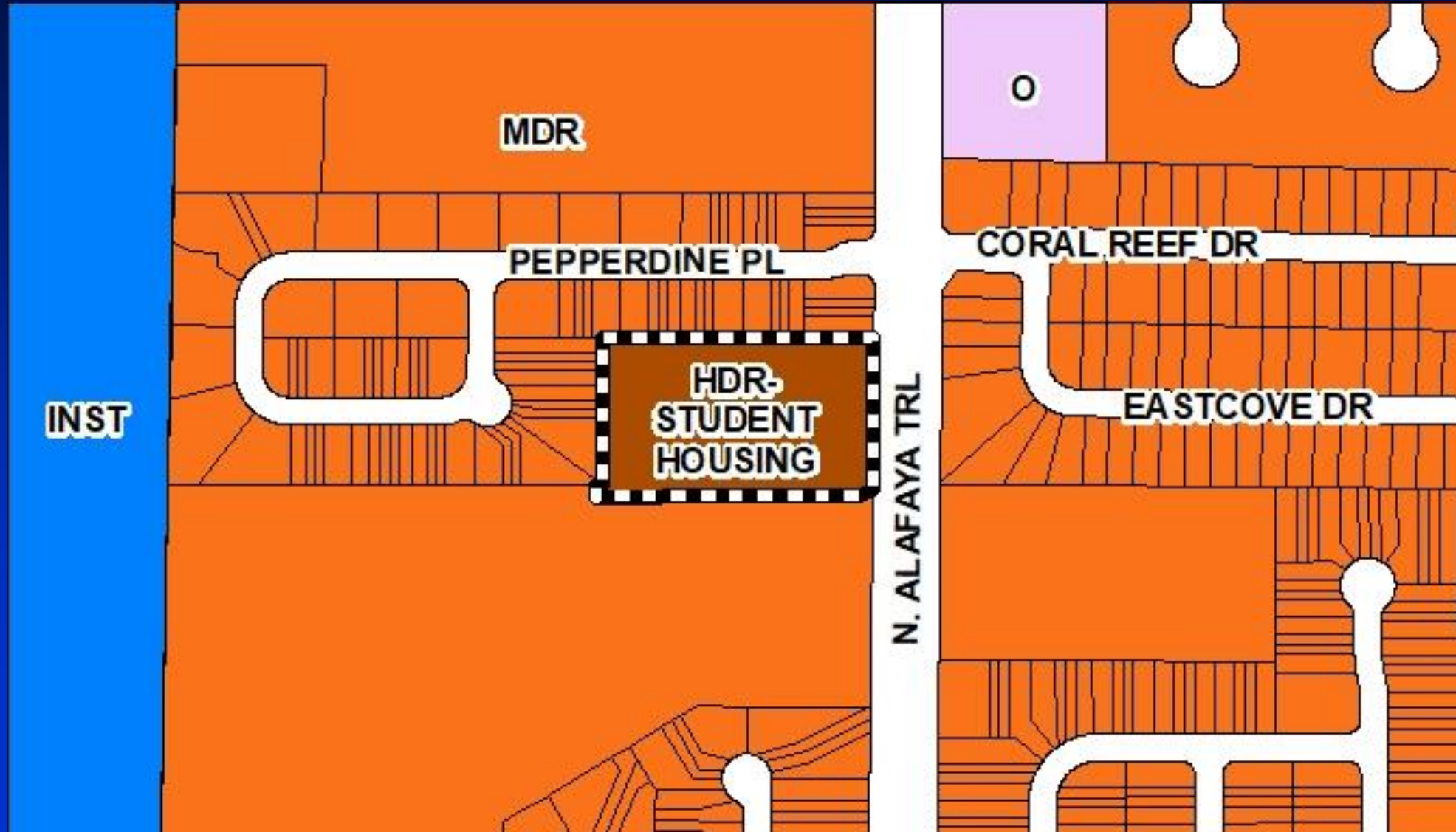
Future Land Use





SS-22-05-047 & LUP-22-07-258

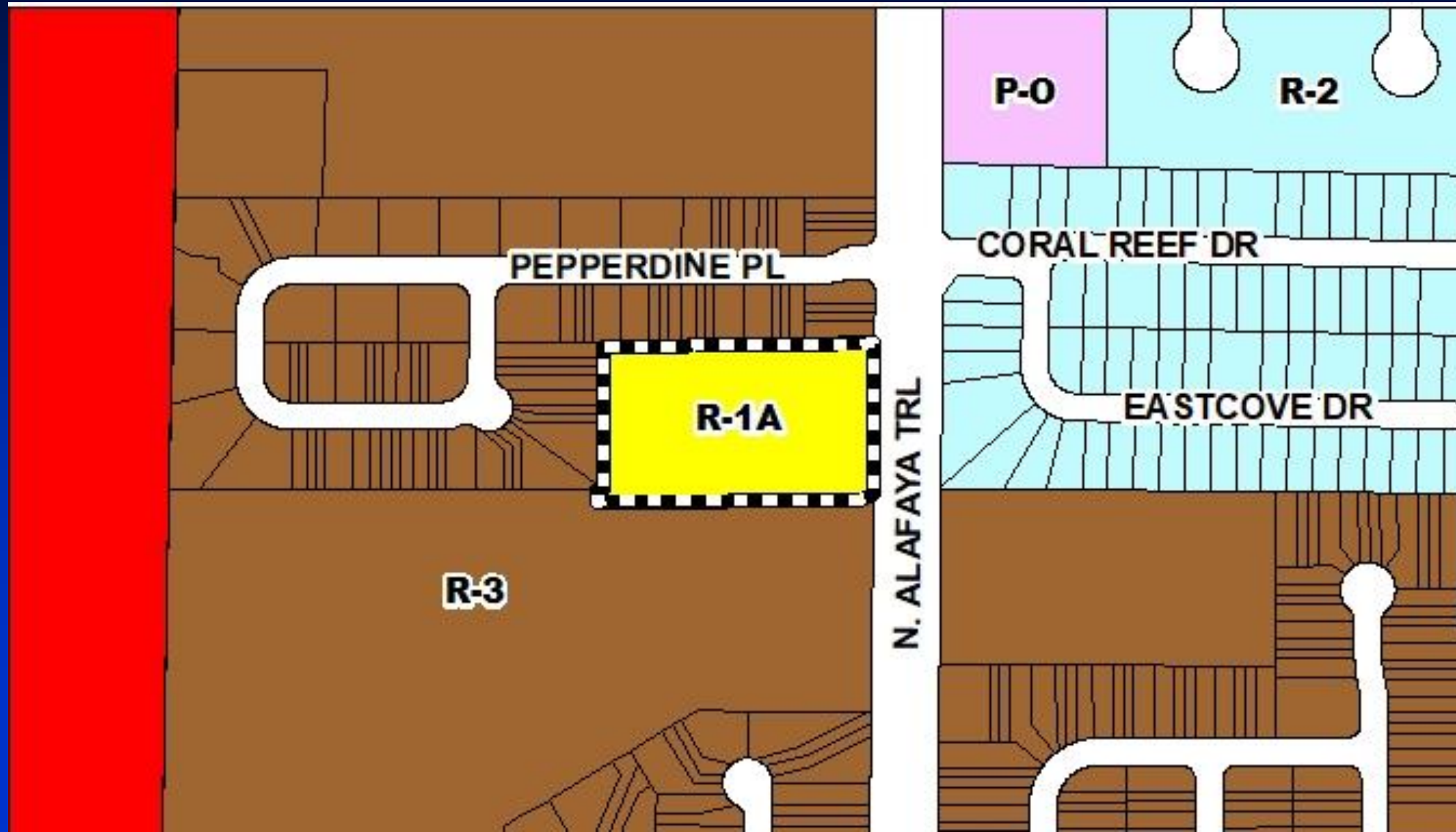
Proposed Future Land Use





SS-22-05-047 & LUP-22-07-258

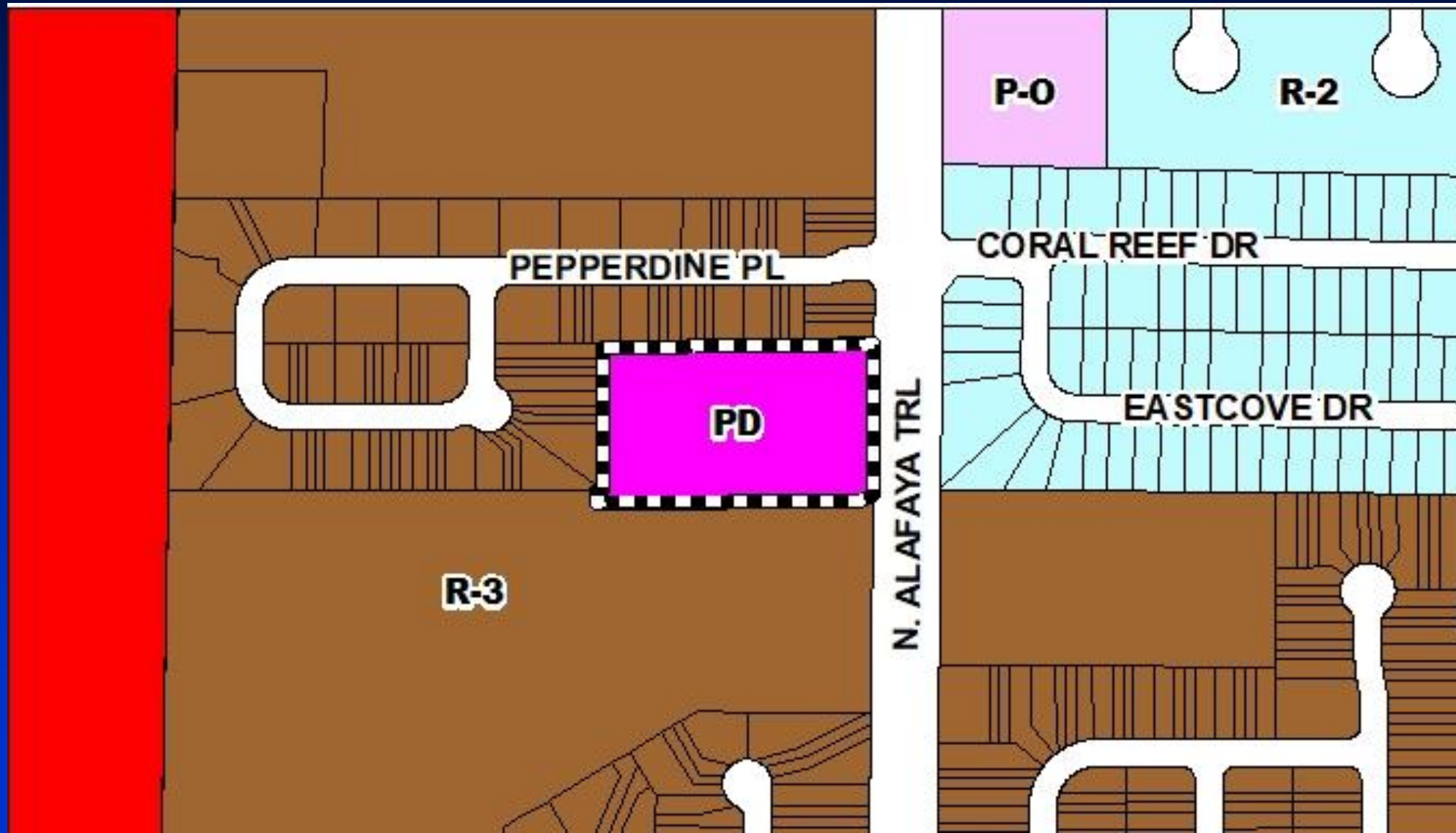
Zoning





SS-22-05-047 & LUP-22-07-258

Proposed Zoning



LAND USE PLAN LEGEND

	VEHICLE ACCESS LOCATIONS / PEDESTRIAN ACCESS
	PROPERTY BOUNDARY
	INTERIOR PARCEL LIMITS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING TREES

SOIL LEGEND

34 POMELLO FINE SAND

GENERAL NOTES

- THIS SITE IS LOCATED WITHIN THE GEOGRAPHICAL LIMITS OF THE ECOKORHATCHEE RIVER PROTECTION ORDINANCE. BASINWIDE REGULATIONS APPLY. (ORANGE COUNTY CODE CHAPTER 15 ARTICLE 2) SECTION 15-42.
- PER ORANGE COUNTY CODE SECTION 36-125B (3) A SIX FOOT HIGH MASONRY BRICK OR BLOCK WALL SHALL BE CONSTRUCTED ALONG ALAFAYA TRAIL (STATE ROAD 404) RIGHT-OF-WAY.
- EXCEPT AS EXISTING, BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.
- RECLAIM WATER SERVICE PROVIDER: ORANGE COUNTY UTILITIES (OCU).
- PRIOR TO DEVELOPMENT PLAN APPROVAL, A TRAFFIC STUDY WILL BE PROVIDED WITH PROJECTED TRAFFIC GENERATION BASED ON ESTABLISHED STANDARDS TO ANALYZE THE ASSOCIATED INFRASTRUCTURE INCLUDING, BUT NOT LIMITED TO, CONNECTING ROADWAYS, PUBLIC UTILITIES, INTERSECTION IMPROVEMENTS, RIGHT, LEFT, AND THRU LANES, AND TRAFFIC SIGNAL UPGRADE (IF SO WARRANTED).
- MOBILITY PLAN WILL BE PROVIDED AT TIME OF DEVELOPMENT PLAN SUBMITTAL.
- VEHICULAR ACCESS RIGHTS TO ALAFAYA TRAIL WILL BE GRANTED TO ORANGE COUNTY AT THE TIME OF PLATTING.

DEVELOPMENT NOTES

- PARCEL ID: 15-22-31-0000-00-000
- LAND AREA:
PARCEL: 3.16 ACRES
TOTAL: 3.16 ACRES
FLOODPLAIN (ZONE X): 0.000 ACRES
NET DEVELOPABLE AREA: 3.16 ACRES
- PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
- PROPOSED FUTURE LAND USE: PLANNED DEVELOPMENT - HIGH DENSITY RESIDENTIAL (PD-HDR)
- PROPOSED DEVELOPMENT PROGRAM:

LAND USE	NET AC	BEDS	UNITS	GROSS DENSITY
STUDENT HOUSINGS	3.16	200	150	47.5 PER ACRE

*PER SECTION 36-1259.G, FOUR (4) BEDROOMS SHALL COUNT AS ONE (1) MULTIFAMILY DWELLING UNIT TO DETERMINE THE GROSS DENSITY.

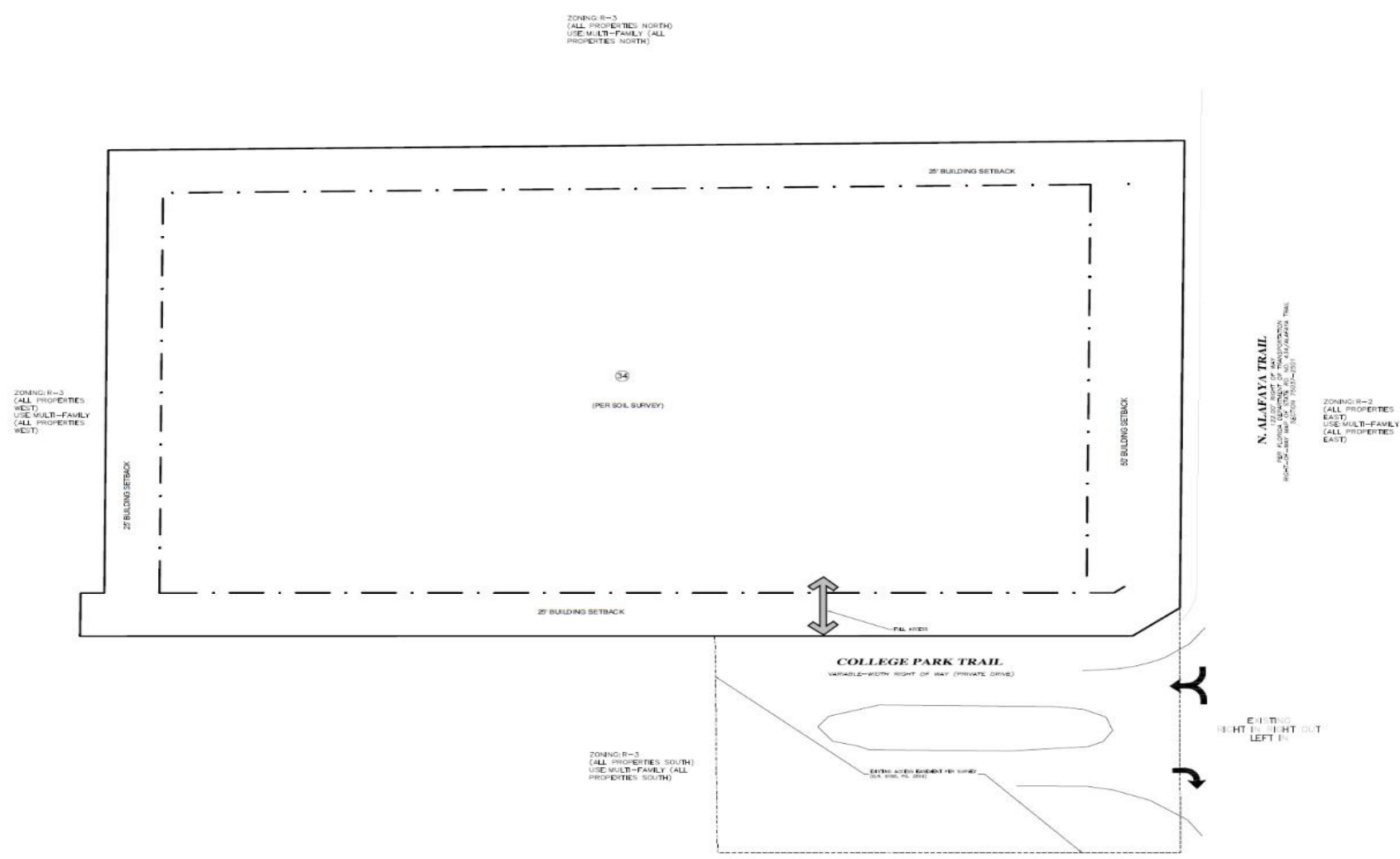
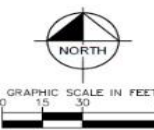
- DEVELOPMENT STANDARDS:
BUILDING SETBACKS:
STATE ROAD 404 (ALAFAYA TRAIL): 30 FEET
SIDE: 25 FEET
REAR: 25 FEET
PD: 25 FEET
MAX. BUILDING HEIGHT: 60 FT. - 5 STORIES
- BUFFERING SETBACKS: BUFFERING: PER ORANGE COUNTY STANDARDS
- OPEN SPACE PER SECTION 33-1224: MULTI-FAMILY: 25%
- DEVELOPMENT CRITERIA: MAX IMPERVIOUS AREA: 80% (WAIVER REQUESTED)
- SUPPORT SERVICES: WATER: ORANGE COUNTY UTILITIES
SEWER SERVICE: ORANGE COUNTY UTILITIES
- SCHOOL AGE POPULATION: N/A
- STORMWATER MANAGEMENT: STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET ORANGE COUNTY CODE AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.
- PHASING: THIS PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.
- RECREATION AREA: A WAIVER FOR REQUIRED RECREATION AREA HAS BEEN REQUESTED.

REQUIRED RECREATION AREA: 150 UNITS X (2.1 PPL/DU) = 315 PPL
3.15 PPL X (2.5 ACRES/1,000 PPL) = 0.79 ACRES = 34,300 SF
PROPOSED RECREATION AREA: 315 PPL X (2.2 ACRES/1,000 PPL) = 0.69 ACRES = 30,066 SF

Table 2: Trip Generation

	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	Daily Trip Generation		
						Total	In ¹	Out ¹
Daily	Medium-Density Residential (20 DU per acre)	200	3.16	63 DU	7.61	478	240	238
	Total Generated Trips					478	240	238
PM Peak	Medium-Density Residential (20 DU per acre)	200	3.16	63 DU	0.76	48	30	18
	Total Generated Trips					48	30	18
	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	Daily Trip Generation		
						Total	In ¹	Out ¹
Daily	Off-Campus Student Apartment (Live-Rise) (+ 1/2 mile from Campus)	225	3.16	600 BR	3.95	2,376	1,188	1,188
	Total Generated Trips					2,376	1,188	1,188
PM Peak	Off-Campus Student Apartment (Live-Rise) (+ 1/2 mile from Campus)	225	3.16	600 BR	0.31	186	97	89
	Total Generated Trips					186	97	89
Maximum Additional Trips								
Daily New External Trips (Proposed - Existing)						1,807	948	949
PM Peak New External Trips (Proposed - Existing)						138	67	71

Notes: ¹ Vehicle trip rate and directional splits per data and procedure outlined in ITE Trip Generation Manual, 11th Edition.



ZONING: R-3
(ALL PROPERTIES WEST)
USE: MULTI-FAMILY
(ALL PROPERTIES WEST)

ZONING: R-3
(ALL PROPERTIES NORTH)
USE: MULTI-FAMILY
(ALL PROPERTIES NORTH)

34
(PER SOIL SURVEY)

N. ALAFAYA TRAIL
17,072' RIGHT OF WAY
100' WIDE
SECTION 15-42(3)(b) ORANGE COUNTY CODE

ZONING: R-2
(ALL PROPERTIES EAST)
USE: MULTI-FAMILY
(ALL PROPERTIES EAST)

ZONING: R-3
(ALL PROPERTIES SOUTH)
USE: MULTI-FAMILY
(ALL PROPERTIES SOUTH)

EXISTING RIGHT OF WAY LEFT IN



Waivers from Orange County Code

- 1. Increase building height of five (5) stories, sixty (60) feet, in lieu of three (3) stories, forty (40) feet.**
- 2. To reduce parking from nine-tenths (0.9) parking spaces per one (1) bedroom in lieu of one (1) parking spaces per one (1) bedrooms.**
- 3. To reduce impervious coverage from eighty (80) percent lot impervious coverage in lieu of seventy (70) percent of the net land area.**
- 4. To reduce active and passive recreation areas to a ratio of 2.2 acres per one thousand (1,000) projected population, in lieu of at a ratio of two and five-tenths (2.5) acres per one thousand (1,000) projected population.**
- 5. To allow a knee wall in lieu of providing a six (6) foot high masonry, brick or block wall whenever a student housing development is located adjacent to any right-of-way.**
- 6. To increase maximum building coverage of all buildings to up to 67% of the gross land area internal to the pd, in lieu of the maximum coverage of all buildings not exceeding 30% of the gross land area.**



Community Meeting Summary

September 26, 2022

University High School

▪ **Attendance – 2 Residents**

▪ **General Concerns / Questions:**

- **Access**
- **Parking**
- **Shuttle Service to UCF**



SS-22-05-047 & LUP-22-07-258

SS-22-05-047:

ADOPT

Ordinance:

APPROVE

LUP-22-07-258:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested High Density Residential – Student Housing (HDR- Student Housing) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **Make a finding of consistency with the Comprehensive Plan and recommend APPROVAL of Alafaya Trail Student Housing Planned Development / Land Use Plan (PD / LUP), dated “Received January 9, 2023”, subject to the conditions listed in the staff report.**



SS-22-10-084 & RZ-22-10-085

Applicant: Nora Miller; GrayRobinson, P.A.

Future Land Use Map (FLUM) Request:

From: Low-Medium Density Residential (LMDR)

To: Industrial (I)

Rezoning Request:

From: A-2 (Farmland Rural District) & R-T-2 (Combination Mobile Home and Single-Family Dwelling District)

To: I-1/I-5 (Industrial District - Light)

Location: Multiple Addresses; Generally located on the west side of Narcoossee Road, south of Brentwood Drive, and north of Gentian Street.

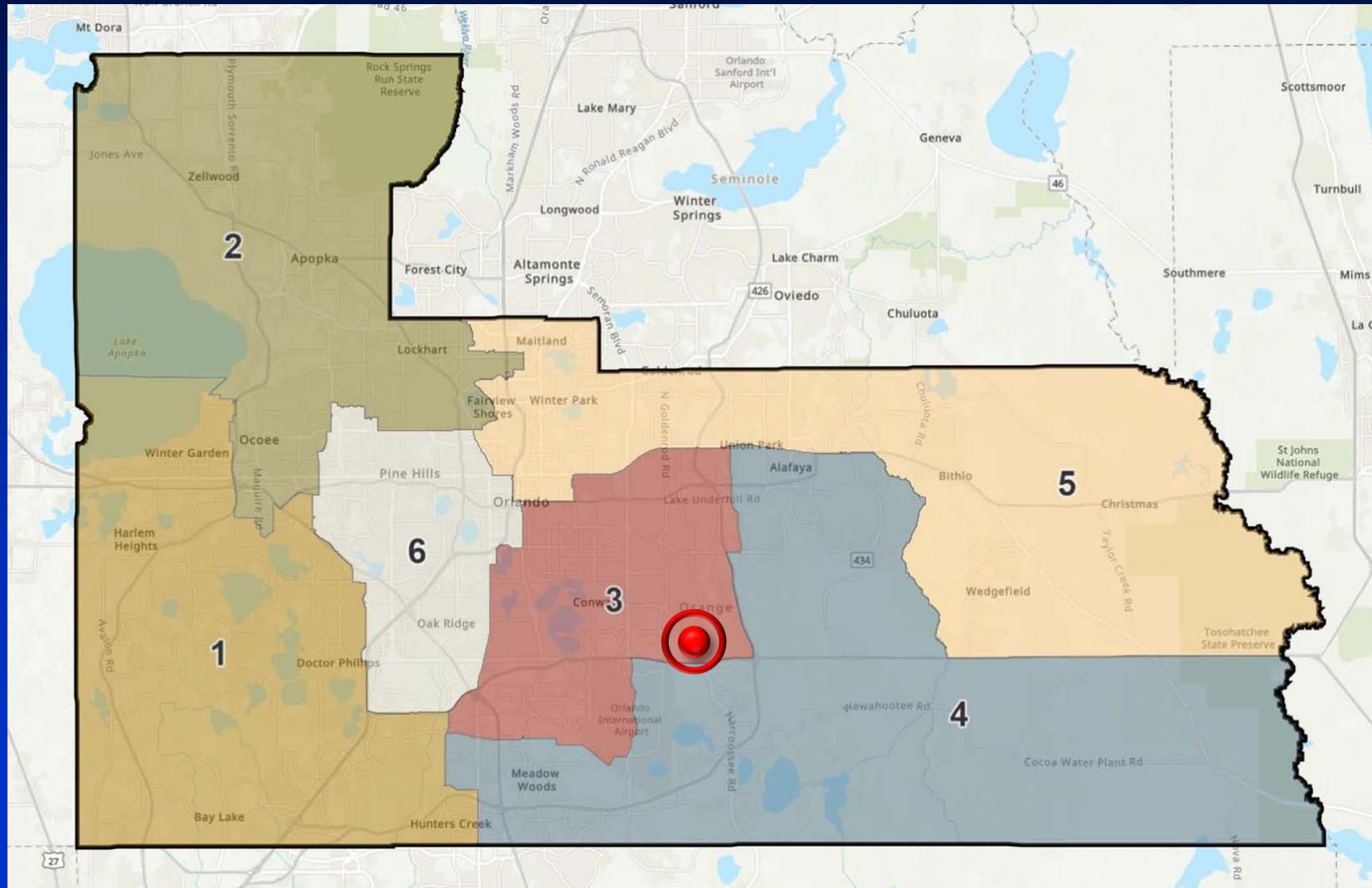
Acreage: 6.41 gross acres

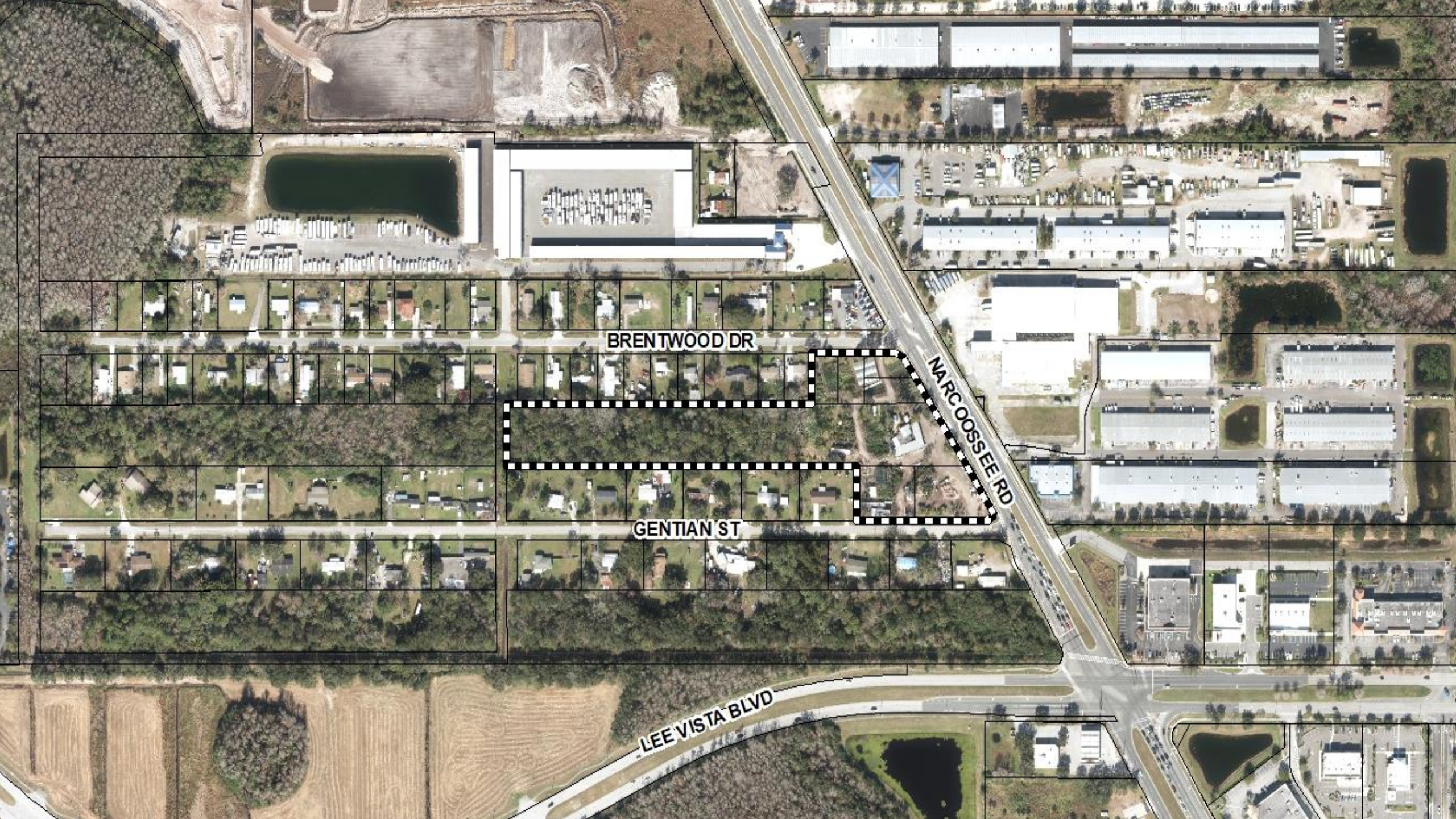
District: 3



SS-22-10-084 & RZ-22-10-085

Location





BRENTWOOD DR

GENTIAN ST

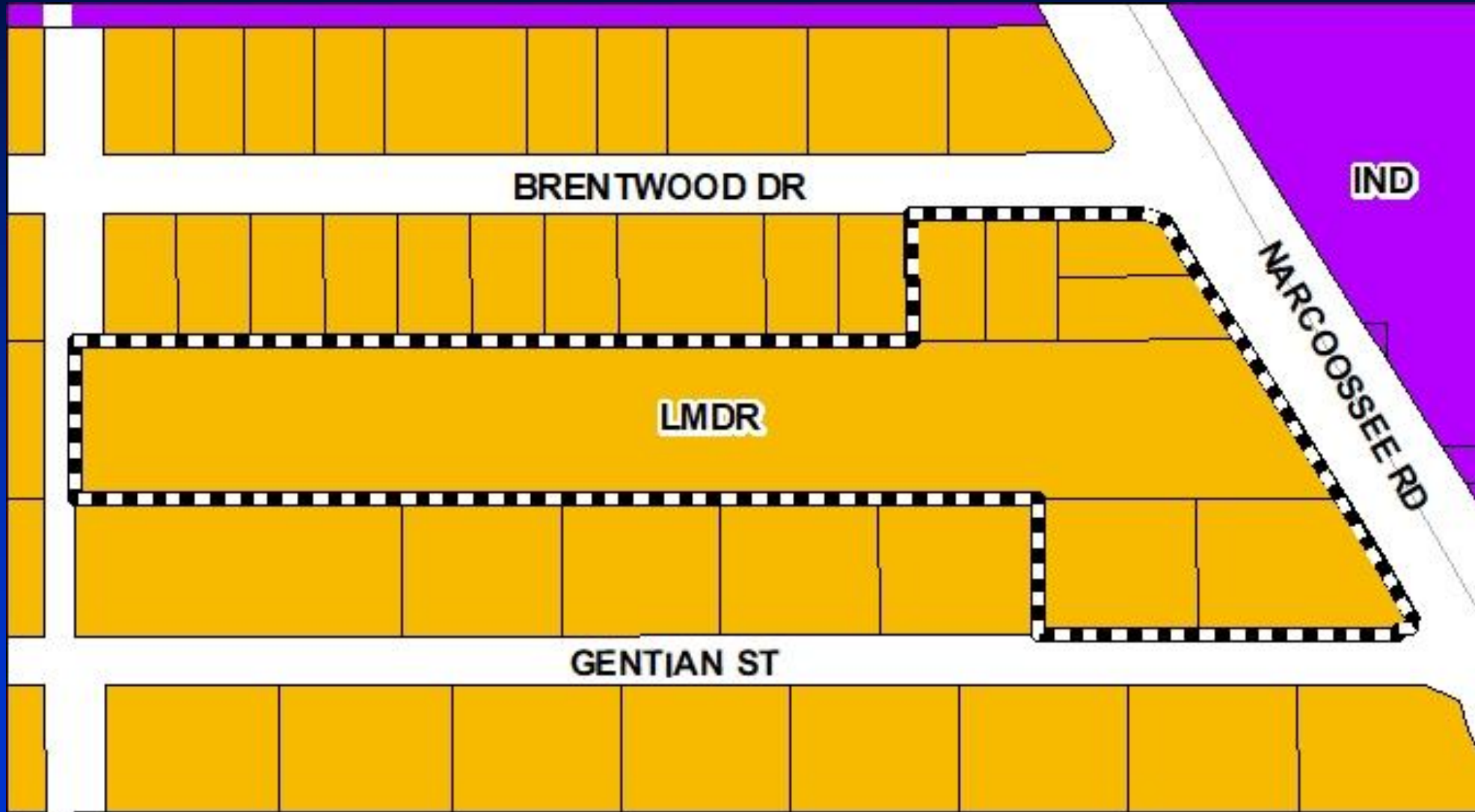
LEE VISTA BLVD

NARCOSSEE RD



SS-22-10-084 & RZ-22-10-085

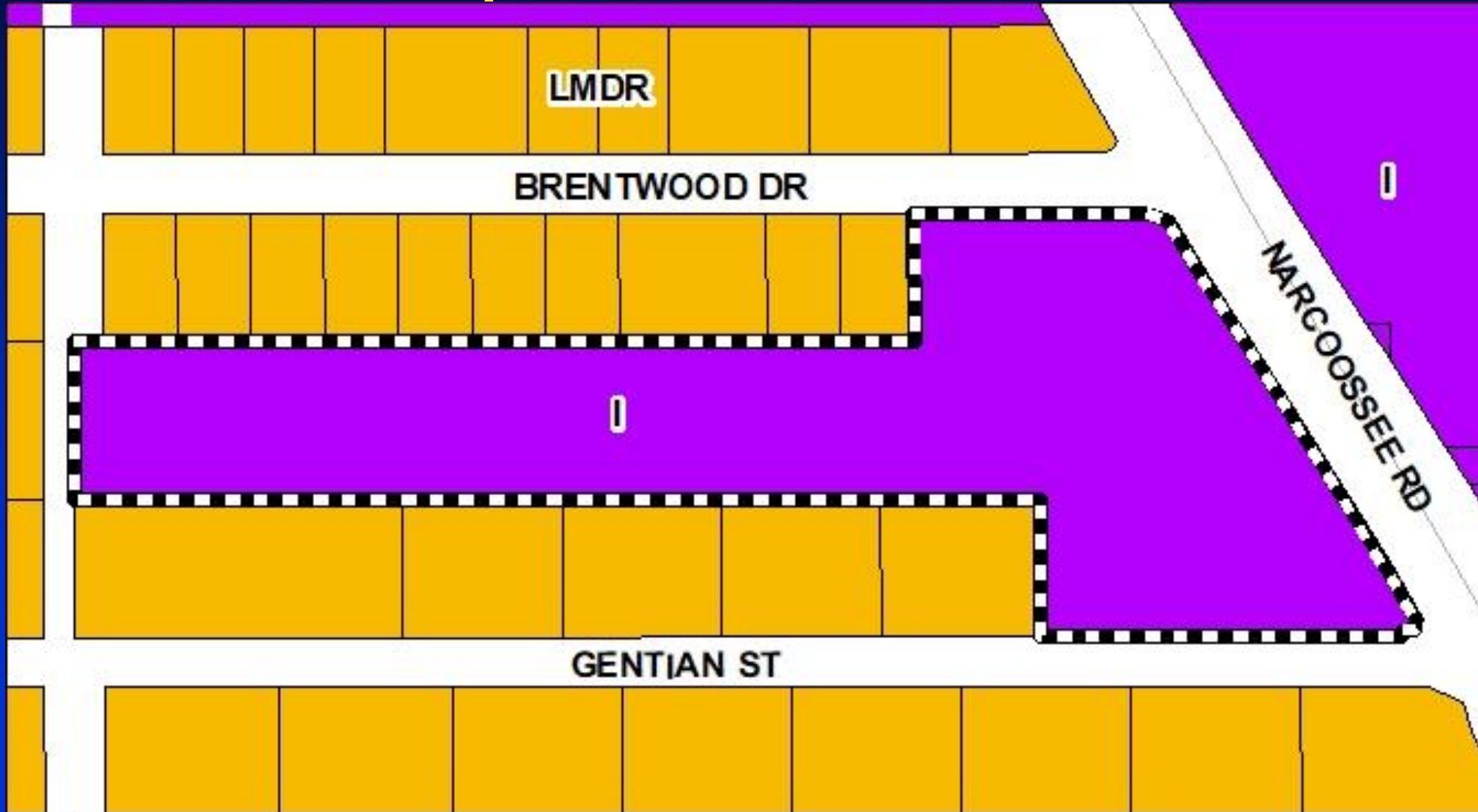
Future Land Use





SS-22-10-084 & RZ-22-10-085

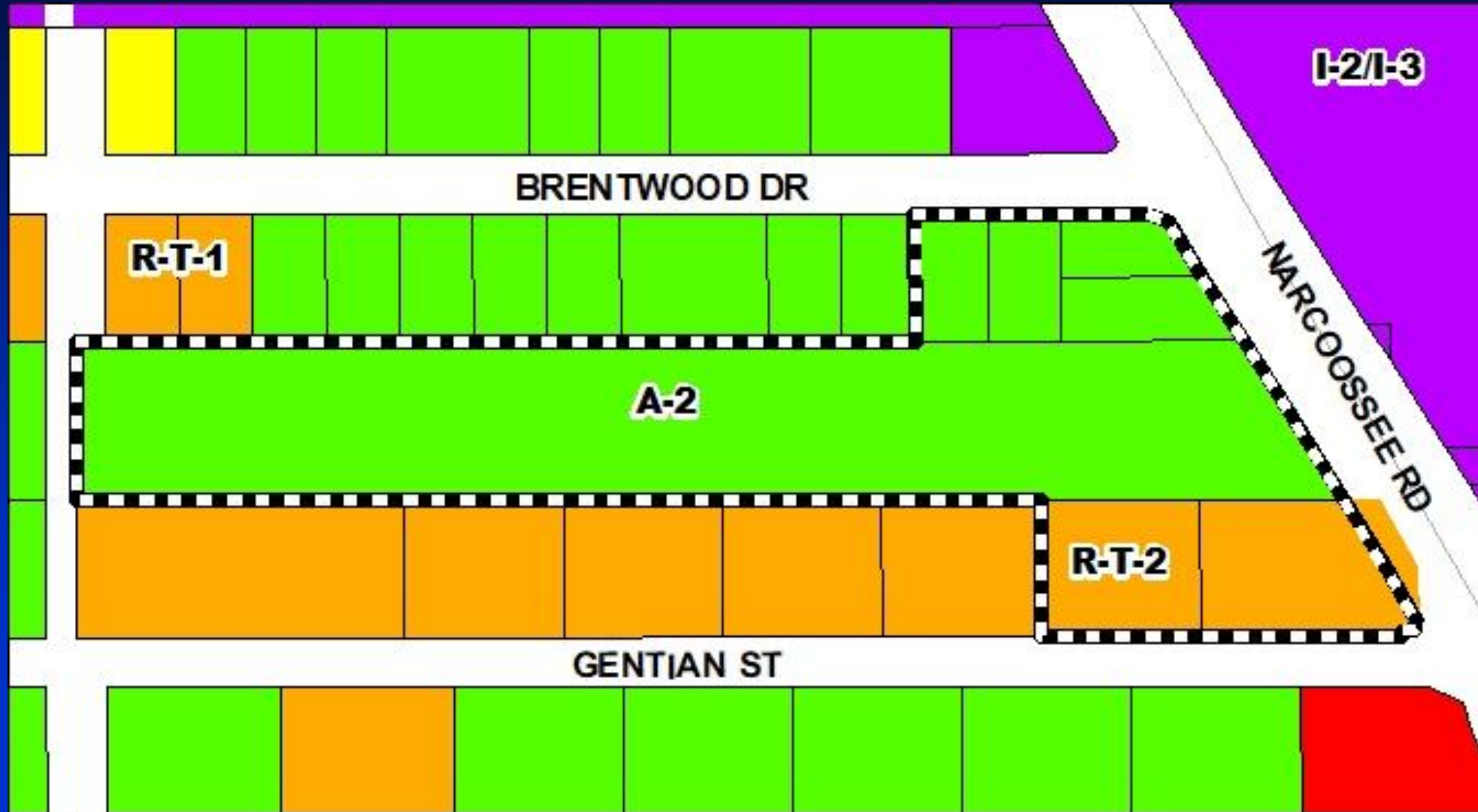
Proposed Future Land Use





SS-22-10-084 & RZ-22-10-085

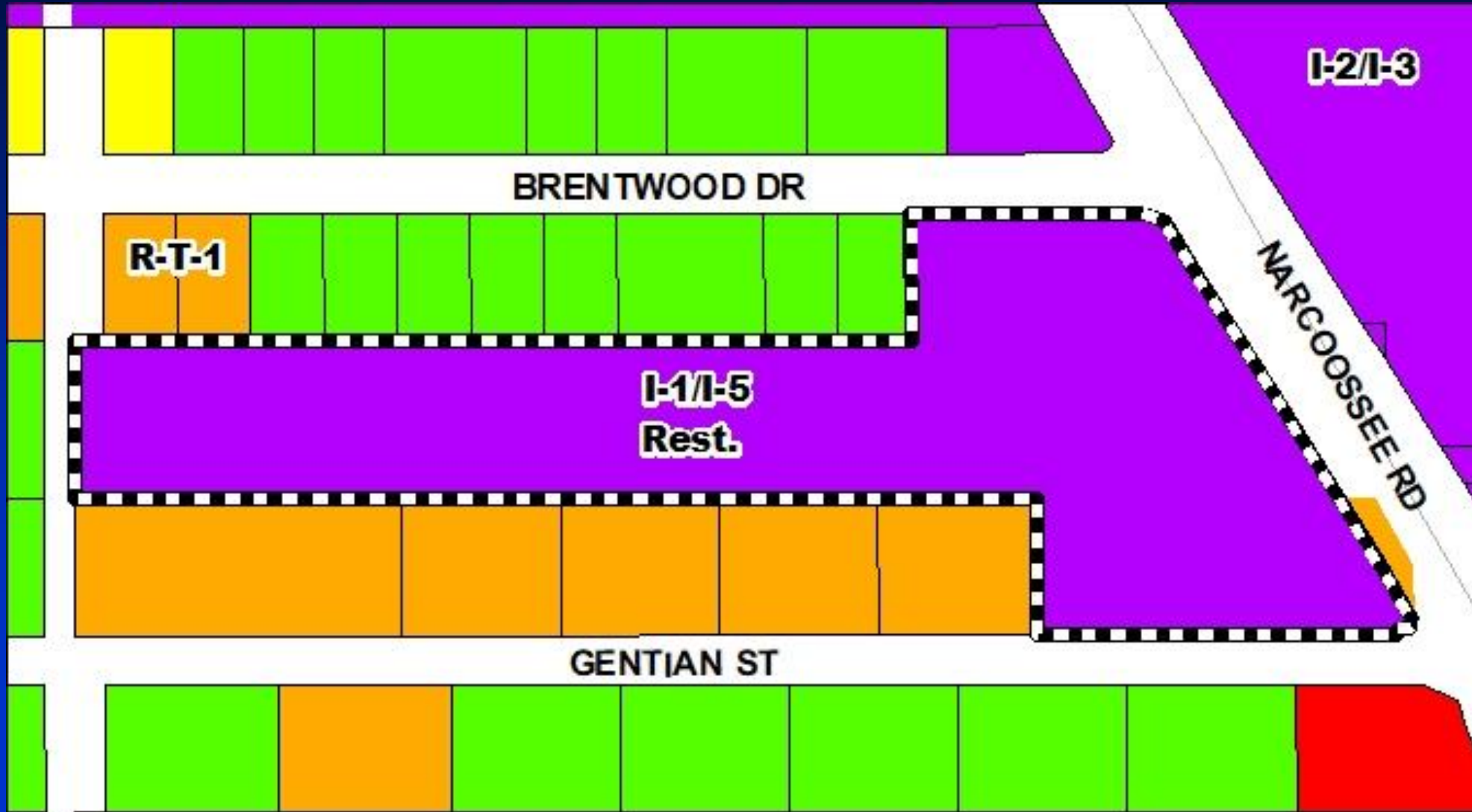
Zoning





SS-22-10-084 & RZ-22-10-085

Proposed Zoning





Community Meeting Summary

February 9, 2023

Odyssey Middle School

- **Attendance – 5 Residents**

- **Concerns/Questions:**
 - **Proposed activity behind residential lots.**



SS-22-10-084 & RZ-22-10-085

SS-22-10-084:

ADOPT

Ordinance:

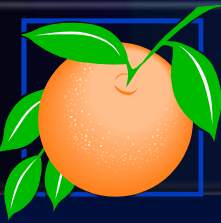
APPROVE

RZ-22-10-085:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Industrial (IND) Future Land Use;**
- **APPROVE the associated Small-Scale Ordinance; and**
- **APPROVE the requested I-1 / I-5 Restricted (Industrial District Light) zoning subject to five (5) restrictions.**



SS-22-10-084 & RZ-22-10-085

Restrictions:

- 1) A Type B landscape buffer shall be provided adjacent to residential uses.**
- 2) New billboards and pole signs shall be prohibited.**
- 3) There shall be no vertical structures (except for shade structures) or storage or use of hazardous materials (including fertilizers, herbicides, and pesticides) south of Lots 51 through 61 of the Brentwood Plat (those lots on the south side of Brentwood Drive east of Holiday Place);**
- 4) Uses shall be limited to a commercial landscape nursery with wholesale and retail sales; and**
- 5) Cumulative square footage of all buildings shall not exceed 8,000 square feet, not including shade structures.**